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

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
Total	\$1,663,400	\$2,756,600
Priority A	\$872,200	\$862,000
Priority B	\$497,200	\$1,708,100
Priority C	\$294,100	\$186,600
Total	\$1,663,400	\$2,756,600

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
Total	\$272,600	\$140,600	\$148,200	\$106,200
Priority A	\$54,100	\$27,500	\$1,100	
Priority B	\$158,400	\$113,100	\$109,800	\$106,200
Priority C	\$60,100		\$37,400	
Total	\$272,600	\$140,600	\$148,200	\$106,200



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	42%			LIFE	* *	5	\$197,500	A
Masonry: Granite	5%	0-2	\$69,000	LIFE	* *	5	\$8,800	A
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
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	Α
Metal Louvers	5%			2038	* *	10	\$1,100	Α
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5-10	\$16,600	A
Masonry: Brick	35%	Now	\$3,500	LIFE	* *	5	\$3,000	A
•	Broken/M	issing Elem	ents, Extent : Ligh	t, Area Ą	ffected : 10%			
	Location	i : Base Fla	shing Loose On Th	e South	Wall			
Metal Rail	5%			2042	* *	5-10	\$7,800	Α
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,400	Α
Stucco Cement	20%			2042	* *	5	\$4,500	Α
Roof								
IRMA/Protected Membrane	65%	Now	\$11,800	2030	* *			A
		ck Ballast, 1 : Lower Ro	Extent : Moderate, oof	Area Aff	fected : 50%			
	Vegetation	n Growth, E	Extent : Light, Area oof Adjacent To Ge		!: 100%			
Sloped Glazing	35%			LIFE	* *	5	\$1,073,700	Α
nterior							, ,,,,,,,,,,	
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
11 0	Other Obs	servation, E	Extent : Severe, Are		d : 100%		•	
	Location	ı : Basemer	nt .					
	Explana	tion : Refer	s To Epoxy Paint V	Vith Sana	l			
	60%			2033	* *			С

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Asset #: 13727

Architecture	Cu	ırrent l	Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date 'ears)	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
			Extent : Severe, Ared	a Affecte	d : 100%			
	Location : P		~~					
	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	В
Exposed Concrete	15%			LIFE	* *	5-10	\$57,600	В
	Other Observe	ition, E	Extent : Severe, Ared	a Affecte	d: 100%			
	Location: B	asemei	nt And Mechanical .	Space				
	Explanation	: Ceili	ng Location					
Exposed Struc: Steel	5%			LIFE	* *	10	\$30,700	В
•	Other Observe	ition, E	Extent : Severe, Ared	a Affecte	d: 100%			
	Location: B	asemei	nt And Penthouse					
	Explanation	: Ceili	ng Location					
Exposed Struc: Steel	30%			LIFE	* *	10	\$184,300	В
•	Other Observe	ition, E	Extent : Light, Area	Affected	: 30%			
	Location : A		=	•				
	Explanation	: Spac	e Frame					
Gypsum Board	20%			LIFE	* *	5-10	\$211,200	В

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts	•	•				
Service Equipment						
Air Circuit Breaker	100%	2055	* *	5	\$1,100	В
	Other Observation, Extent : Moderate	, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: 4-4000 Amps For A,B, & A B 3, 3-4000 Amps Alternate & I			Ритр, 2-	4000 Amps A B 2	
Transformers						
Dry Type	100%	2042	* *	5	\$800	В
• • • •	Other Observation, Extent: Moderate	, Area Affec	ted : 100%			
						Б
	Location: Multiplelocations	. 55				Б
	Location : Multiplelocations Explanation : 5- 150 Kva 480hv-028	/120lv				D
Switchgear / Switchboard	•	/120lv				
Switchgear / Switchboard Fused Disc Sw	•	/120lv 2051	* *	5	\$300	В

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

Asset #: 13727

Electrical	С	urrent R	lepair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							
Raceway								
Conduit	90%			2051	* *	1		В
Conduit	10%			2055	* *	1		В
Panelboards								
Fused Disc Sw	10%			2047	* *	5	\$500	В
Molded Case Bkrs	85%			2047	* *	5	\$4,600	В
Molded Case Bkrs	5%			2050	* *	5	\$300	В
Wiring								
Thermoplastic	95%			2051	* *	1		В
Thermoplastic	5%			2055	* *	1		В
Motor Controllers								
Locally Mounted	20%			2042	* *	5	\$300	В
Motor Control Center	50%			2042	* *	5	\$2,800	В
Variable Frequency	30%			2045	* *			В
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,100	В
Stand-by Power								
Transfer Switches								
Automatic	90%			2042	* *	1	\$57,300	В
			xtent : Moderate, A	Area Affe	ected : 90%			
	Location : T	_						
	Explanation	ı : 8 Uni	ts For The Buildin	g				
Automatic	10%			2042	* *	1	\$6,400	В
			xtent : Light, Area	Affected	: 100%			
	Location : I	Penthous	ie					
	Explanation	ı : 2 Uni	ts For Fire Pump					
Generators								
Diesel	100%			2038	* *	1	\$80,200	В
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location : I							
	Explanation	1 : One 9	000 Kw					
Batteries								
Nickel Cadmium	100%			2020	\$700	5	\$46,100	В
Fuel Storage								_
Day Tank	50%			2047	* *	5	\$14,900	В
			xtent : Moderate, A		ected : 100%			
			or Room Penthouse	?				
	Explanation	1 : One 2	250 Gallons					
Main Tank	50%			2040	* *	5	\$2,400	В
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location : U	_						
	Explanation	i : 15,00	0 Gallons - Shared	l With Bu	iilding Z			

Lighting

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Electrical	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Interior Lighting								
Fluorescent	84%		2033	* *	10	\$159,500	В	
	Other Observation,		Area Affe	cted : 100%				
	Location: Through	_						
	Explanation: T-8	Lamps						
Fluorescent	10%		2035	* *	10	\$19,000	В	
	T-8 Lamps, Extent:		ected : 10	00%				
	Location: Through	nout The Building						
Fluorescent	5%		2035	* *	10	\$9,500	В	
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location: Through	hout The Building						
LED	1%		2035	* *			В	
Egress Lighting								
Emergency, Service	5%		2035	* *	1		В	
Emergency, Service	55%		2033	* *	1		В	
Exit, LED	5%		2065	* *	1		В	
Exit, Service	35%		2033	* *	1		В	
Exterior Lighting								
HID	100%		2033	* *	10	\$600	В	
Alarm								
Security System								
No Component	50%						D	
Generic	50%		2025	\$310,700	1	\$38,700	В	
Fire/Smoke Detection							_	
No Component	50%						D	
Generic, Analog	50%		2025	\$1,063,700			В	
	Other Observation,		Area Affe	cted : 100%				
	Location: Main B							
	Explanation : Alar	m Control System L	ocated A	t Main Bldg				

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating						
Energy Source						
Utility Steam	100%	2045	* *	1		В
Conversion Equipment						
Heat Exchanger	20%	2034	* *	1	\$20,500	В
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Basement					
	Explanation : Serves Perimeter Hea	t				
Pres. Reducing Valve/LP Steam	80%	2034	* *	5	\$9,800	В

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

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Asset #: 13727

Mechanical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution Hot Wtr Piping/Pump	20% Other Observation, Extent : Light, A Location : Throughout	2041 Area Affected : 100%	* *	4	\$3,100	В
	Explanation : Serves Perimeter He					
Steam Piping/Pump	80%	2045	* *	4	\$12,200	В
Terminal Devices	0001		als als		* * * * * * * * * * * * * * * * * * *	_
Air Handler	80%	2030	* *	1	\$102,400	В
Convector/Radiator	20%	2038	* *	1	\$13,400	В
Air Conditioning						
Energy Source Electricity	2%	2041	* *	1		В
No Component	2% 98%	2041		1		D D
Conversion Equipment	3870					D
Ext Pkg Unit - Cooling	2%	2030	* *	2	\$300	В
Ext I kg Unit - Coomig	Other Observation, Extent : Light, A			2	Ψ300	Ъ
	Location: Roof	1. ca 13,5 cc ca : 2, c				
	Explanation : Split Units					
No Component	98%					D
Distribution	7070					
Chilled Wtr Pipe/Pump	100% Other Observation, Extent : Light, A Location : Building H	2045 Area Affected : 100%	* *	4	\$15,300	В
	Explanation : Chilled Water From	n Adjacent Building				
Terminal Devices						
Air Handler/Cool/Ht	100%	2030	* *	1	\$128,000	В
Heat Rejection						
Remote Air Cond	2% Other Observation, Extent: Light, A Location: Roof Explanation: R-22	2030 Area Affected : 100%	* *	2	\$2,900	В
No Component	98%					D
Ventilation	2070					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$182,800	В
Exhaust Fans						
Interior	90%	2030	* *	2	\$5,700	В
Roof	10%	2030	* *	2	\$600	В
Plumbing					•	
H/C Water Piping						
Brass/Copper	100%	2051	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2051	* *	4	\$20,500	В
Sanitary Piping	100%	2051	* *	4	\$20,500	
	100%	2051 LIFE	* *	1	\$20,500	В
Sanitary Piping					\$20,500	

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

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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

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$2,235,600	\$10,731,500
Priority A	\$991,400	\$988,600
Priority B	\$629,500	\$8,353,100
Priority C	\$614,700	\$1,389,900
Total	\$2,235,600	\$10,731,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$261,400	\$98,200	\$167,600	\$171,600
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



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Asset #:71

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls			400.400					
Copper/Terne	Location Staining/I	issing Elen 1 : North W	\$88,100 nents, Extent : Mod lest Corner Of East , Extent : Light, Ard cade	Wing				A
Masonry: Brick	40%	Now	\$557,600	LIFE	* *	5	\$186,300	A
	Location Jnt Morta	n : Through r Miss/Eroe	tent : Moderate, Ar out Courtyard d, Extent : Moderat					
	Staining/I	n : Through Discoloring n : West Fa	, Extent : Moderate	, Area A	ffected : 25%			
Masonry: Brick	30%			LIFE	* *	5	\$279,400	A
Masonry: Granite	5%	0-2	\$54,600	LIFE	* *	5	\$17,500	A
	Location Staining/I	n : West Fa	, Extent : Moderate					
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%		\$37,500	LIFE	* *	5	\$6,500	A
	Location Worn/Ero	n : Through	d, Extent : Moderat tout, East Facade, \ t : Light, Area Affec tout	West Fac	cade			
Metal Panel	5%			2045	* *	5	\$1,600	A
Metal Rail	10%			2038	* *	5-10	\$14,800	A
Roof	1070			2030		2 10	Ψ11,000	
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
_	Location	n : Bulkhead	Extent : Severe, Are ds Over Main Roof		ed : 100%			
			rs To Green Painte					
Single Ply Membrane	55%			2030	* *	10	\$68,600	A
Interior								

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Asset #:71

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
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
	-	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Traffic Topping	5%			2025	\$232,100	5	\$23,600	С
	Location	n : Basemen	Extent : Severe, Ared at art Epoxy Paint Fir					
Vinyl Tile	20%			2025	\$929,000	3	\$37,700	С
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
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecto	ed : 5%			
Granite Panels	5%			LIFE	* *	10	\$12,600	С
Plaster	40%			LIFE	* *	5-10	\$214,000	C
SGFT/Glazed Masonry	25%	Now	\$302,300	LIFE	* *			C
,		_	ents, Extent : Light Locations At The B	-	-			
Ceilings								
AcousTile, Adhered	10%			2030	* *	5	\$28,800	В
AcousTileSusp.Lay-In	15%			2038	* *	5	\$43,300	В
AcousTileSusp.Lay-In	5%			2038	* *	5	\$14,400	В
Exposed Concrete	15%			LIFE	* *	5-10	\$54,100	В
Gypsum Board	5%			LIFE	* *	5-10	\$49,600	В
Plaster	50%			LIFE	* *	5-10	\$247,900	В

Electrical	Current Repair	Future Replac	ement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%	2055	* *	5	\$800	В		
	Other Observation, Extent : Moderate, A	ther Observation, Extent : Moderate, Area Affected : 50%						
	Location : Electrical Room	Location : Electrical Room						
	Explanation: Two 4000 Amps Main L	isconnect Switch						
Air Circuit Breaker	50%	2055	* *	5	\$800	В		
	Other Observation, Extent: Moderate, Area Affected: 50%							
	Location: Electrical Room	Location : Electrical Room						
	Explanation: Two 2500 Amps Main D	isconnect Switch						

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Asset #:71

Electrical	C	urrent Repair	Future	Replacement	M	aintenance	
System Component Type		il Date Estimated Cos (ears)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	<u>'</u>		'				•
Transformers							
Dry Type	100%		2045	* *	5	\$1,200	В
	Other Observ	ation, Extent : Moderate	e, Area Affe	cted : 100%			
		Electrical Room & Electr					
	Explanation	: Two 300 Kva & Eight	30 Kva 480	0hv-208/120lv			
Switchgear / Switchboard Molded Case Bkrs	100%		2055	* *	5	\$8,600	В
Raceway							
Conduit	80%		2025	\$229,100	1		В
Conduit	20%		2055	* *	1		В
Panelboards							
Fused Disc Sw	5%		2050	* *	5	\$400	В
Fused Disc Sw	5%		2024	\$14,400	5	\$400	В
Molded Case Bkrs	80%		2024	\$230,600	5	\$6,900	В
Molded Case Bkrs	10%		2050	* *	5	\$900	В
Wiring						·	
Braided Cloth	80%	2-4 \$259,200	2050	* *	1		В
	Insulation Ag Location : T	ed, Extent : Moderate, A hroughout	rea Affecte	d : 100%			
Thermoplastic	10%		2025	\$32,400	1		В
Thermoplastic	10%		2055	**	1		В
Motor Controllers							
Locally Mounted	35%		2023	\$190,000	5	\$800	В
Motor Control Center	60%		2030	**	5	\$5,300	В
Variable Frequency	5%		2045	* *		. ,	В
Drive							
Ground							
Grounding Devices							
Not Accessible	100%						D
Stand-by Power							
Transfer Switches							
Automatic	100%		2045	* *	1	\$100,100	В
	Other Observ	ation, Extent : Moderate	e, Area Affe	cted : 100%			
	Location : E	Electrical Room & Electr	rical Closet				
	Explanation	: 6- Units With Diferre	nt Ratings				
Lighting							
Interior Lighting							
Fluorescent	89%		2030	* *	10	\$205,600	В
		ation, Extent : Moderate		cted : 100%			
		hroughout The Building	,				
	Explanation	: T-8 Lamps					
Fluorescent	10%		2035	* *	10	\$23,100	В
	_	xtent : Moderate, Area A hroughout The Building		9%			
LED	1%		2035	* *			В
LED	1 70		2033				ע

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

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

Electrical	Current Repai	r Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Egress Lighting						
Emergency, Service	60%	2030	* *	1		В
Exit, LED	20%	2060	* *	1		В
Exit, Service	20%	2030	* *	1		В
Exterior Lighting						
HID	100%	2025	\$118,000	10	\$1,000	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2030	* *	1	\$36,400	В
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Throughout					
	Explanation: Fixed Cam	neras				
Fire/Smoke Detection						
Generic, Analog	100%	2025	\$3,342,200			В
_	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Main Building					
	Explanation : Sub Panel	Only, Main Control Po	anel In Other Build	ding		

Mechanical		Current Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2035	* *	1		В
Conversion Equipment								
Heat Exchanger	20%	4+	\$200	2021	\$10,700	1	\$22,400	В
	Other Obs	ervation, Exten	t : Light, Area	Affected	: 33%			
	Location	: Basement Me	echanical Roon	ı				
	Explana	tion : Deteriora	ting Insulation					
Heat Exchanger	30%			2038	* *	1	\$37,400	В
E	Recent Ins	tallation, Exten	t : Light, Area	Affected	! : 66%		, ,	
	Location	: Basement Me	echanical Roon	ı				
Pres. Reducing Valve/LP	40%			2028	* *	5	\$6,000	В
Steam							, -,	
Pres. Reducing Valve/LP	10%			2038	* *	5	\$1,500	В
Steam								

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

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

Asset #:71

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution	50 0/		2024	¢<27,000	4	¢0.200	D
Hot Wtr Piping/Pump	50% On Extended Life, E. Location: Hydronic Cycle Rating				4 oom Is B	\$9,300 Beyond Useful Life	В
Hot Wtr Piping/Pump	15% Recent Installation, Location: Baseme	o .		* *	4	\$1,900	В
Steam Piping/Pump	25% 0-2 Insul. Deteriorating, Location: Through On Extended Life, E.	iout			4	\$3,100	В
	Location : Steam A Life Cycle Rating				l Room I	s Beyond Useful	
Steam Piping/Pump	10% Recent Installation, I Location: Baseme	Extent : Light, Area nt Mechanical Rooi		**	4	\$1,200	В
Terminal Devices							
Air Handler	25%		2030	* *	1	\$39,000	В
Convector/Radiator	70% Now Leak Evident, Extent Location: Through On Extended Life, E. Location: Hot Was	iout	rea Affec	ted : 95%	1 cle Ratin	\$51,300 8	В
Convector/Radiator	5%		2042	* *	1	\$4,100	В
	Recent Installation, Location: 5th Floo	_	Affected	: 100%		, ,	
Air Conditioning							
Energy Source	1000/		2022	* *	1		D
Electricity Conversion Equipment	100%		2033		1		В
Centrifugal, Elec Chiller	R-134a Refrigerant, Location: Roof/S Other Observation, I Location: Roof	erves 8th And 9th F	Floors Affected	: 100%	1 Compress	\$40,900 sors	В
Split Unit	10%		2030	**	1		В
Window/Wall Unit	75%		2020	\$385,400	1		В
Distribution Chilled Wtr Pipe/Pump	15%		2045	**	4	\$2,800	В
No Component	85%						D
Terminal Devices Air Handler/Cool/Ht	15% 85%		2030	* *	1	\$23,400	B D
No Component Ventilation	85%						<u> </u>

Ventilation

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

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

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

Asset #: 71

Mechanical	Current Repair	Future Re	placement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ventilation								
Distribution	1.50/	LIDE	ale ale	2.5	Ф22 100	ъ.		
Ductwork/Diffusers	15% 85%	LIFE	* *	2-5	\$33,400	B D		
No Component Exhaust Fans	83%					ע		
Interior	10%	2025	\$27,600	2	\$800	В		
No Component	90%	2023	\$27,000	2	φουσ	D		
Plumbing	7070							
H/C Water Piping								
Brass/Copper	100%	2025	\$746,600	1		В		
HW Heat Exchanger								
Low Temp	100%	2051	* *	4	\$24,900	В		
	Recent Installation, Extent : Ligh		0%					
		Location : Basement Mechanical Room						
	Other Observation, Extent : Ligh	t, Area Affected : 10	0%					
	Location: Basement							
	Explanation: 2 Steam Instanta	nious Water Heaters						
Sanitary Piping	1000/	LIEE	* *	1		В		
Cast Iron	100% On Extended Life, Extent : Mode	LIFE		1		В		
	Location: Sanitary Piping Is B							
Storm Drain Piping	Location : Santary 1 tping 13 D	eyona Osejin Lije Oj	rete Rating					
Cast Iron	100%	LIFE	* *	1		В		
Cust Hon	On Extended Life, Extent : Light,		%	•		Ь		
	Location : Storm Piping Is Beyo							
Sump Pump(s)								
Rigid Piping	100%	2033	* *	4	\$2,500	В		
	Recent Installation, Extent: Light, Area Affected: 100%							
	Location: Basement Mechanic	al Room						
Sewage Ejector(s)								
Compressed Air	100%	2025	\$28,300	4	\$2,500	В		
Fixtures								
Generic	100%					В		
Vertical Transport								
Elevators	1000/	LIEE	* *			C		
Geared Traction	100% Other Observation, Extent : Ligh	LIFE				C		
	Location: B,G,1-8	і, Агей Ајјесіей . 10	0/0					
	Explanation: 4 Units							
Fire Suppression	Experience 1 0 mis							
Standpipe								
Generic	100%	2035	* *	1-5	\$127,000	В		
Sprinkler								
No Component	80%					D		
Generic	20%	2045	* *	1-2	\$14,100	В		
Fire Pump								
Generic	100%	2034	* *	1	\$47,100	В		

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

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

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HEALTH AND HOSPITALS CORP. - 819 BELLEVUE HOSPITAL BLDG A

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

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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

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,679,700	\$700,700
Interior Architecture	\$491,200	\$1,580,600
Electrical	\$358,000	\$1,599,200
Mechanical		\$5,014,100
Total	\$2,528,900	\$8,894,600
Priority A	\$1,679,700	\$700,700
Priority B	\$693,800	\$6,748,200
Priority C	\$155,400	\$1,445,600
Total	\$2.528.900	\$8,894,600

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



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

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

Asset #:70

chitecture	Current Repair	Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior							
Exterior Walls	50/	LIDD	* *	5	\$214.200		
Cast in Place Concrete Copper/Terne	5% 5% 4+	\$60,800 LIFE	* *	5	\$214,300	A A	
соррен тение	Staining/Discoloring, Exten		ffected : 40%			А	
	Location: Throughout, So						
Masonry: Brick	75% Now	\$962,600 LIFE	* *	5	\$321,500	A	
	Jnt Mortar Miss/Erod, Exte	nt : Moderate, Area A	Affected : 20%				
	Location: Throughout	. M. J	CC4-1 - 500/				
	Staining/Discoloring, Extended Location: Throughout	t : Moderate, Area A	ffectea : 50%				
	Vegetation Growth, Extent	: Light, Area Affectea	l : 10%				
	Location : West Facade						
Masonry: Granite	5% Now	\$125,800 LIFE	* *	5	\$16,100	A	
·	Jnt Mortar Miss/Erod, Exte	nt : Moderate, Area A	Affected : 20%				
	Location: Throughout						
	Loose/Delam Surface, Exte	-					
	Location: South Facade I Staining/Discoloring, Exten						
	Location: Throughout	i . Moderdie, Ared A	jjeciea . 45%				
Masonry: Limestone		\$232,400 LIFE	* *	5	\$16,100	A	
Masom y. Emicstone	Jnt Mortar Miss/Erod, Exte		Affected : 25%	3	Ψ10,100	71	
	Location: Cornice						
	Staining/Discoloring, Exten	t : Moderate, Area A	ffected : 25%				
M (1D - 1	Location : Cornice	2045	* *	7.10	Φ1.47.400		
Metal Panel Windows	5%	2045	7. 7.	5-10	\$147,400	A	
Aluminum	100%	2041	* *	5	\$86,800	A	
Parapets	100,0	2011			400,000		
Cast Stone/Terra Cotta	10% Now	\$57,400 LIFE	* *	5	\$14,300	A	
	Broken/Missing Elements, I		rea Affected : 15%				
	Location: At 6th And 7th	-	A.CC . 1 100/				
	Jnt Mortar Miss/Erod, Exte Location : Throughout	nt : Moderate, Area 1	Affected: 10%				
Macanus Duials	85% Now	\$90,200 LIFE	* *	5	¢15 700	Α.	
Masonry: Brick	Diagonal Cracks, Extent : 1	' '		3	\$15,700	A	
	Location : At Corners Thr						
	Jnt Mortar Miss/Erod, Exte	nt : Light, Area Affec	ted : 25%				
	Location: Throughout						
Metal Panel	5% Now	\$3,500 2045	* *	5	\$1,800	A	
	Broken/Missing Elements, I	Extent : Moderate, Ar	rea Affected : 10%				
Doof	Location : At Copings						
Roof Copper/Terne	10%	2040	* *	10	\$22,600	A	
Modified Bitumen	90%	2030	* *	10	\$81,300	A	
Modified Bitumen	90%	2030	* *	10	\$81,300	А	

Interior

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

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Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors	1.00/	0.2	\$22,800	2021	¢4 5 6 000	2	\$54,000	C
Carpet			\$22,800 Extent : Light, Ard out	2021 ea Affect	\$456,000 ed : 10%	3	\$54,000	С
Cast in Place Concrete	10%	Now	\$7,400	LIFE	* *	5	\$78,800	С
			xtent : Severe, Ared ain Supply Room	a Affecte	d : 75%			
Ceramic Tile	5%			2028	* *	5	\$18,000	С
Terrazzo	5%	Now	\$112,100	LIFE	* *	5	\$14,100	C
			xtent : Light, Area Locations Through					
Vinyl Tile	25%			2030	* *	3	\$33,800	С
·	Location	ı : 6th Floo	xtent : Moderate, A r Admin Space Impact Resistant V		ected : 10% h Wood Grain Fini	sh		
Vinyl Tile	45%			2025	\$1,366,900	3	\$81,000	С
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	Č
Plaster	43%	Now	\$13,500	LIFE	* *	5	\$25,400	Č
	Broken/M	issing Elem	ents, Extent : Ligh cal Penthouse Wal	t, Area A	ffected : 10%		7-2,100	_
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$14,700	C
Wood	2%			LIFE	* *	5	\$31,500	C
Ceilings AcousTile,Adhered	_		\$83,000 Extent : Light, Are	2038 ea Affecte	* * ed : 10%	5	\$90,000	В
AcousTileSusp.Lay-In	15% Cracking/	0-2	\$21,700 Extent : Light, Are	2030 ea Affecte	* * ed : 10%	5	\$27,000	В
AcousTileSusp.Lay-In	5%			2042	* *	5	\$18,000	В
Exposed Concrete	5%		\$114,900	LIFE	* *	5	\$2,800	В
Zposou control	Diagonal Location Paint Pee	Cracks, Ex n : Various . ling, Extent	tent : Light, Area A Areas On Basemen : Moderate, Area . out Basement	Affected : at Ceiling	7	Ü	42, 000	2
Gypsum Board	10%			LIFE	* *	5-10	\$123,800	В
Plaster	15%			LIFE	* *	5-10 5-10	\$123,800	В
Fiastei	13%			LILE	4. 4.	2-10	Φ9∠,δ00	Б

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

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

Asset #:70

ectrical		Current F	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2055	* *	5	\$1,000	В	
			xtent : Moderate, A	Area Affe	ected : 100%				
	Location :								
	Explanati	on: Two 3	3000 Amps & Two	1600 An	ıps Main Disconne	ct Switch	!		
Transformers	1.00/			2045	* *	_	¢100	D	
Dry Type	10%	mation E	rtont : Modorato	2045		5	\$100	В	
	Location :		xtent : Moderate, A	<i>Агеа А</i> јје	eciea : 100%				
			a Koom 1000 Kva 480hv-20	08/120Iv					
Day Tour		on . One 1	1000 Kva 400nv-20		* *	5	\$700	D	
Dry Type	90% Other Obse	rvation F	xtent : Moderate, A	2038		3	\$700	В	
			xiem . Moderdie, 1 out The Building	неи Аује	eciea . 10070				
			Kva 480hv-208/12	20lv					
Switchgear / Switchboard	Ехринин	on . 0- 30	Kva 400nv-200/12	Oiv					
Molded Case Bkrs	100%			2055	* *	5	\$5,900	В	
Raceway	10070			2033			Ψ3,700		
Busway	5%			2045	* *	1		В	
Conduit	65%			2025	\$205,200	1		В	
Conduit	20%			2055	**	1		В	
Conduit	10%			2035	* *	1		В	
Panelboards									
Fused Disc Sw	5%			2050	* *	5	\$300	В	
Fused Toggle Switch	15%	2-4	\$54,000	2050	* *	5	\$400	В	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location:								
		-	tent : Light, Area A	Affected :	100%				
	Location :	Through	out						
Molded Case Bkrs	10%			2024	\$36,000	5	\$600	В	
Molded Case Bkrs	10%			2050	* *	5	\$600	В	
Molded Case Bkrs	60%			2033	* *	5	\$3,500	В	
Wiring									
Braided Cloth	60%	2-4	\$304,000	2050	* *	1		В	
		_	nt : Moderate, Are	a Affecte	ed : 100%				
	Location .	Some Ar	eas						
Thermoplastic	10%			2035	* *	1		В	
Thermoplastic	10%			2025	\$50,700	1		В	
Thermoplastic	20%			2055	* *	1		В	
Motor Controllers									
Locally Mounted	50%			2023	\$28,100	5	\$800	В	
Locally Mounted	10%			2045	* *	5	\$200	В	
Motor Control Center	20%			2023	\$90,200	5	\$1,200	В	
Variable Frequency	20%			2045	* *			В	
Drive									

Ground

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

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

Asset #:70

Electrical	Current Repair	Future	Replacement	M	aintenance					
System Component Type	% of Fail Date Estin	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Ground	•									
Grounding Devices										
Generic	50%	LIFE	* *	5	\$3,300	В				
Generic	50%	LIFE	* *	5	\$3,300	В				
stand-by Power										
Transfer Switches										
Automatic	100%	2045	* *	1	\$68,900	В				
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Throughout Th	ne Building								
	Explanation : 4- Units									
Lighting										
Interior Lighting	~ ~ ~ .	2020	ale ale	4.0	41.12.1 00					
Fluorescent	65%	2030	* *	10	\$143,400	В				
	T-8 Lamps, Extent : Moder Location : Throughout Th		10%							
T			de de	10	** ** ** ** ** ** ** **					
Fluorescent	20%	2035	* *	10	\$44,100	В				
	T-8 Lamps, Extent: Moder		10%							
	Location : Throughout Th									
Fluorescent	10%	2035	* *	10	\$22,100	В				
	T-5 Lamps, Extent: Moder		00%							
	Location : Throughout Th	ne Building								
LED	5%	2035	* *			В				
Egress Lighting										
Emergency, Service	40%	2030	* *	1		В				
Emergency, Service	20%	2035	* *	1		В				
Exit, LED	5%	2065	* *	1		В				
Exit, Service	30%	2030	* *	1		В				
Exit, Service	5%	2035	* *	1		В				
Exterior Lighting										
HID	100%	2030	* *	10	\$700	В				
Alarm										
Security System										
No Component	70%					D				
Generic	30%	2025	\$201,700	1	\$25,100	В				
	Other Observation, Extent	: Light, Area Affected	: 100%							
	Location : Throughout									
	Explanation : Fixed Cam	eras								
Fire/Smoke Detection						_				
No Component	65%					D				
Generic, Analog	35%	2025	\$805,700			В				
	Other Observation, Extent		cted : 100%							
	Location: Main Building									
	Explanation : All Alarm (Control System Monito	r Located At Main	Buildin _i	g					

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

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

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

Asset #:70

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Co ears)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Utility Steam	98%		2035	* *	1		В
Electricity	2%		2045	* *	1		В
		ion, Extent : Light, A	rea Affected	! : 100%			
	Location: Roc	-					
	Explanation:	Electric Heat In Air	Handling U	nits Serving 7th An	d 8th Flo	oors	
Conversion Equipment	500/		2021	420.700		Φ 7 1 100	
Heat Exchanger	60%		2021	\$30,500	1	\$71,400	В
Pres. Reducing Valve/LP	40%		2028	* *	5	\$5,700	В
Steam							
Distribution Hot Wtr Piping/Pump	60%		2024	\$710.400	4	¢10.700	D
1 0 1		fe, Extent : Moderate		\$719,400	4	\$10,700	В
		je, Extent . Moderate It Water Piping Is Bey					
Hat Wan Dining/Day		t water I tping 13 Bey		**	4	¢1 200	D
Hot Wtr Piping/Pump	10%	tion, Extent : Light, A	2047		4	\$1,200	В
		non, Extent . Ligni, A sement Mechanical R			Loat Eve	hanger And	
	Piping	зетет теснатса к	oom, ivewiy	msianea i umps, i	Ieui Laci	ungermu	
Stoom Dining/Dumn	20%		2025	\$333,300	4	\$3,600	В
Steam Piping/Pump		ating, Extent : Modera			7	Ψ5,000	
	Insul. Deteriore	ating, Extent : Moderc sement Mechanical R	ate, Area Afj		7	Ψ3,000	
	Insul. Deteriord Location : Ba	sement Mechanical R	ate, Area Afj Ioom	fected : 100%	7	φ5,000	
	Insul. Deteriord Location : Ba On Extended Li	sement Mechanical R ife, Extent : Moderate am And Condensate I	ate, Area Afj oom , Area Affec	fected : 100%			
	Insul. Deteriord Location : Ba On Extended Li Location : Ste	sement Mechanical R ife, Extent : Moderate am And Condensate I	ate, Area Afj oom , Area Affec	fected : 100%			В
Steam Piping/Pump	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installat Location: Ba	sement Mechanical R ife, Extent: Moderate am And Condensate I ocle Rating tion, Extent: Light, A sement Mechanical R	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affectea	fected: 100% ted: 100% ag Beyond The Mec **	hanical .	Room Are Beyond \$1,200	
Steam Piping/Pump	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installat Location: Ba	sement Mechanical R ife, Extent : Moderate am And Condensate I ocle Rating tion, Extent : Light, A	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affectea	fected: 100% ted: 100% ag Beyond The Mec **	hanical . 4	Room Are Beyond \$1,200	
Steam Piping/Pump Terminal Devices	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P	sement Mechanical R ife, Extent: Moderate am And Condensate I ocle Rating tion, Extent: Light, A sement Mechanical R	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affectea oom, Newly	fected : 100% ted : 100% g Beyond The Mec ** l : 20% Installed Steam Ar	hanical . 4 nd Conde	\$1,200 snsate Piping And	В
Steam Piping/Pump Terminal Devices Air Handler	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P	sement Mechanical R ife, Extent: Moderate am And Condensate I ocle Rating tion, Extent: Light, A sement Mechanical R	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affected oom, Newly	fected : 100% ted : 100% ag Beyond The Mec ** 1: 20% Installed Steam Ar **	hanical d 4 ad Conde 1	\$1,200 snsate Piping And \$22,300	В
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installat Location: Ba Condensate P	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R humping System.	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affected oom, Newly 2033 2023	ted: 100% ag Beyond The Med ** 1: 20% Installed Steam Ar **	hanical . 4 nd Conde	\$1,200 snsate Piping And	В
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P 15% 85% On Extended Li	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R fumping System.	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affec	ted: 100% ted: 100% ag Beyond The Med ** 1: 20% Installed Steam Ar ** \$1,916,300 ted: 100%	4 4 Conde	\$1,200 snsate Piping And \$22,300	В
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P 15% 85% On Extended Li	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R humping System.	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affec	ted: 100% ted: 100% ag Beyond The Med ** 1: 20% Installed Steam Ar ** \$1,916,300 ted: 100%	4 4 Conde	\$1,200 snsate Piping And \$22,300	В
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P 15% 85% On Extended Li	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R fumping System.	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affec	ted: 100% ted: 100% ag Beyond The Med ** 1: 20% Installed Steam Ar ** \$1,916,300 ted: 100%	4 4 Conde	\$1,200 snsate Piping And \$22,300	В
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P 15% 85% On Extended Li Location: Ho	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R fumping System.	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affec	ted: 100% ted: 100% ** 1: 20% Installed Steam Ar ** \$1,916,300 ted: 100% seful Life Cycle Ra	ting	\$1,200 snsate Piping And \$22,300	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P 15% 85% On Extended Li	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R fumping System.	ate, Area Affoom , Area Affec Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affec	ted: 100% ted: 100% ag Beyond The Med ** 1: 20% Installed Steam Ar ** \$1,916,300 ted: 100%	4 4 Conde	\$1,200 snsate Piping And \$22,300	В
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P 15% 85% On Extended Li Location: Ho	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R fumping System.	ate, Area Affoom , Area Affectern Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affected Beyond Us	ted: 100% ted: 100% ** 1: 20% Installed Steam Ar ** \$1,916,300 ted: 100% seful Life Cycle Ra	thanical of the state of the st	\$1,200 snsate Piping And \$22,300 \$66,000	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installan Location: Ba Condensate P 15% 85% On Extended Li Location: Ho 100%	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R fumping System.	ate, Area Afform , Area Affect Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affecte e Beyond Us	ted: 100% ted: 100% ag Beyond The Med ** 1: 20% Installed Steam An ** \$1,916,300 ted: 100% seful Life Cycle Ra \$675,800	ting	\$1,200 snsate Piping And \$22,300	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installar Location: Ba Condensate P 15% 85% On Extended Li Location: Ho 100% 5% Other Observat	sement Mechanical R fe, Extent : Moderate am And Condensate I ycle Rating tion, Extent : Light, A sement Mechanical R fumping System. fe, Extent : Moderate at Water Radiators Ar	ate, Area Afform , Area Affect Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affect e Beyond Us 2024 2034 rea Affected	ted: 100% ted: 100% ag Beyond The Med ** 1: 20% Installed Steam An ** \$1,916,300 ted: 100% seful Life Cycle Ra \$675,800	thanical of the state of the st	\$1,200 snsate Piping And \$22,300 \$66,000	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installan Location: Ba Condensate P 15% 85% On Extended Li Location: Ho 100% 5% Other Observat Location: Ea	sement Mechanical R ife, Extent: Moderate am And Condensate I icle Rating tion, Extent: Light, A sement Mechanical R tumping System. ife, Extent: Moderate at Water Radiators Ara icion, Extent: Light, A	ate, Area Afform , Area Affect Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affect e Beyond Us 2034 rea Affected of	ted: 100% ted: 100% ag Beyond The Med ** 1: 20% Installed Steam An ** \$1,916,300 ted: 100% seful Life Cycle Ra \$675,800	thanical of the state of the st	\$1,200 snsate Piping And \$22,300 \$66,000	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installan Location: Ba Condensate P 15% 85% On Extended Li Location: Ho 100% 5% Other Observat Location: Ea	sement Mechanical R ife, Extent: Moderate am And Condensate I vcle Rating tion, Extent: Light, A sement Mechanical R tumping System. ife, Extent: Moderate at Water Radiators Ar sition, Extent: Light, A st Side By Parking Lo	ate, Area Afform , Area Affect Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affect e Beyond Us 2034 rea Affected of	ted: 100% ted: 100% ag Beyond The Med ** 1: 20% Installed Steam An ** \$1,916,300 ted: 100% seful Life Cycle Ra \$675,800	thanical of the state of the st	\$1,200 snsate Piping And \$22,300 \$66,000	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installat Location: Ba Condensate P 15% 85% On Extended Li Location: Ho 100% 5% Other Observat Location: Ea Explanation:	sement Mechanical R ife, Extent: Moderate am And Condensate I vcle Rating tion, Extent: Light, A sement Mechanical R tumping System. ife, Extent: Moderate at Water Radiators Ar sition, Extent: Light, A st Side By Parking Lo	ate, Area Afform , Area Affect Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affect e Beyond Us 2024 2034 rea Affected of cations	### ##################################	thanical of the state of the st	\$1,200 \$1,200 snsate Piping And \$22,300 \$66,000 \$13,000	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installat Location: Ba Condensate P 15% 85% On Extended Li Location: Ho 100% 5% Other Observat Location: Ea Explanation:	sement Mechanical R ife, Extent: Moderate am And Condensate I vcle Rating tion, Extent: Light, A sement Mechanical R tumping System. ife, Extent: Moderate at Water Radiators Ar sition, Extent: Light, A st Side By Parking Lo	ate, Area Afform , Area Affect Return Pipin 2051 rea Affected oom, Newly 2033 2023 , Area Affect e Beyond Us 2024 2034 rea Affected of cations	### ##################################	thanical of the state of the st	\$1,200 \$1,200 snsate Piping And \$22,300 \$66,000 \$13,000	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller Int Pkg Unit - Heating/Cooling	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installan Location: Ba Condensate P 15% 85% On Extended Li Location: Ho 100% 5% Other Observat Location: Ea Explanation: 5%	sement Mechanical R ife, Extent: Moderate am And Condensate I vcle Rating tion, Extent: Light, A sement Mechanical R tumping System. ife, Extent: Moderate at Water Radiators Ar sition, Extent: Light, A st Side By Parking Lo	ate, Area Affection Area Affection 2051 rea Affected oom, Newly 2033 2023 Area Affected eBeyond Use 2034 rea Affected of cations 2026	### ##################################	ting 1 1 2	\$1,200 \$1,200 snsate Piping And \$22,300 \$66,000 \$13,000	B B B
Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller Int Pkg Unit - Heating/Cooling Window/Wall Unit	Insul. Deteriora Location: Ba On Extended Li Location: Ste Useful Life Cy 10% Recent Installan Location: Ba Condensate P 15% 85% On Extended Li Location: Ho 100% 5% Other Observat Location: Ea Explanation: 5%	sement Mechanical R ife, Extent: Moderate am And Condensate I vcle Rating tion, Extent: Light, A sement Mechanical R tumping System. ife, Extent: Moderate at Water Radiators Ar sition, Extent: Light, A st Side By Parking Lo	ate, Area Affection Area Affection 2051 rea Affected oom, Newly 2033 2023 Area Affected eBeyond Use 2034 rea Affected of cations 2026	### ##################################	ting 1 1 2	\$1,200 \$1,200 snsate Piping And \$22,300 \$66,000 \$13,000	B B B

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

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

Mechanical	Current Re	pair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	15%	2	2020	\$152,100	1	\$22,300	В
No Component	85%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2025	\$712,800	1		В
	On Extended Life, Exte						
	Location : Domestic	Water Distribution I	Piping	Beyond Useful Lif	e Cycle I	Rating	
Sanitary Piping							
Cast Iron	100%	_	LIFE	* *	1		В
	On Extended Life, Exte						
	Location : Sanitary P	iping Beyond Usefu	l Life (Cycle Rating			
Storm Drain Piping							
Cast Iron	100%	I	IFE	* *	1		В
	On Extended Life, Exte	nt : Moderate, Area	Affect	ted : 100%			
	Location : Storm Pipi	ng Is Beyond Useful	l Life (Cycle Rating			
Sump Pump(s)							
Rigid Piping	100%	2	2030	* *	4	\$1,600	В
Sewage Ejector(s)							
Electric	100%	2	2030	* *	4	\$1,600	В
Backflow Preventer							
Generic	100%	2	2030	* *	1	\$14,700	В
Fixtures						•	
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%	I	IFE	* *			C
	Other Observation, Ext	ent : Light, Area Afj	fected	: 100%			
	Location: B,G,1-8	0 00					
	Explanation: 4 Units						
Fire Suppression	*						
Standpipe							
Generic	100%	2	2035	* *	1-5	\$121,300	В
Sprinkler						. , ,	
No Component	60%						D
Generic	40%	2	2045	* *	1-2	\$27,000	В
	1070		-0.0			Ψ21,000	

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

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

Page: 23

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

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
Total	\$39,677,300	\$105,691,600
Priority A	\$27,160,500	\$1,855,300
Priority B	\$8,061,600	\$58,333,200
Priority C	\$4,455,200	\$45,503,100
Total	\$39,677,300	\$105,691,600

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
Total	\$1,183,500	\$1,057,500	\$1,598,600	\$1,154,000
Priority A	\$19,900			
Priority B	\$1,163,600	\$1,057,500	\$1,538,800	\$1,154,000
Priority C			\$59,900	
Total	\$1,183,500	\$1,057,500	\$1,598,600	\$1,154,000



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

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

Asset #: 73

rchitecture	Current Rep	air	Futur	e Replacement	M	aintenance					
stem Component Type	% of Fail Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod				
terior											
Exterior Walls											
Masonry: Brick	3%		LIFE	* *	5	\$24,400	Α				
Metal Panel	2%		2045	* *	5-10	\$55,800	Α				
Pre-Cast Concrete	Location: Throughout Caulking Deteriorated, I	93% 0-2 \$1,238,200 LIFE ** 5 \$1,226,800 A Expansion Int Failure, Extent: Moderate, Area Affected: 40% Location: Throughout Caulking Deteriorated, Extent: Severe, Area Affected: 60% Location: Throughout									
	Location: Throughout Water Penetration, Exter Location: Throughout	nt : Light, Area A	ffected	: 60%							
Window Wall	2% Now Glazing Broken/Cracked Location : (2) Glass Po				5	\$15,200	A				
Windows											
Aluminum	100% 0-2 Air Infiltration, Extent: Location: Throughout Hardware Missing, Exte Location: Various Loc Thermally Inefficient, Ex Location: Throughout	nt : Moderate, As cations Througho	rea Affe ut	cted : 10%	5	\$310,500	A				
Parapets Pre-Cast Concrete	100%		LIFE	* *	5	\$193,400	A				
Roof	10070		LIIT			\$175,400	Λ				
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% Other Observation, Exte Location : Throughout Explanation : 4 Units	nt : Light, Area A	2045 Affected	**: 100%	10	\$30,100	A				
Traffic Topping	15% Cracking/Crumbling, Ex Location : Throughout	tent : Light, Arec	2030 a Affecte	* * ed : 10%	10	\$45,200	A				

Interior

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

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

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	•							•
Floors								
Cast in Place Concrete			\$49,400 xtent : Light, Area Locations Through			5	\$523,900	С
Ceramic Tile		0-2 Crumbling, : Through	\$46,100 Extent : Light, Are out	2034 va Affecto	* * ed : 10%	5	\$59,900	С
Sheet Vinyl/Rubber	Location Worn/Erod	: Through	: Moderate, Area			5	\$1,077,700	С
Slate	Location	: Through	xtent : Severe, Ared Out ed On Ground Flo			5	\$152,700	С
Vinyl Tile	Location	: 16th Flo	xtent : Severe, Area or And Elevator Co File Is A Quartz/No	ore Areas	s Throughout	3 uterial	\$179,600	С
Wood	2%		-	2053	* *	5	\$89,800	С
	Other Obse Location	: Indoor Ir	xtent : Severe, Areo nmate/ Psychiatric s To Oak Flooring	a Affecte			\$07,000	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$152,700	C
Concrete Masonry Unit	7%			LIFE	* *	5	\$171,000	C
Concrete Masonry Unit			\$40,400 ent : Light, Area A pp Room In Baseme		75%	5	\$36,600	С
Glass: Single Pane	5%			LIFE	* *	5	\$229,000	С
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

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

Asset #: 73

Architecture	Current Re	pair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Ceilings	• 0				_		_
AcousTile,Adhered	20%	#1.101.000	2030	* *	5	\$479,000	В
AcousTile,Adhered	5% 0-2	\$1,104,800	2045	**	5	\$59,900	В
	Cracking/Crumbling, I Location : Throughou		rea А ∏естес	l: 100%			
AcousTileSusp.Lay-In	5%		2038	* *	5	\$119,700	В
	Other Observation, Ex. Location: Throughou Explanation: Elevate	ut		100%			
Exposed Concrete	5% Now	\$76,500	LIFE	* *	5	\$18,700	В
	Cracking/Crumbling, I Location : Bulkhead Exposed Reinforcemen Location : Bulkhead						
Gypsum Board	20% Now Cracking/Crumbling, I Location : Throughou	_	LIFE ea Affected	* *	5	\$598,700	В
	Water Penetration, Ext Location: Throughou		Affected : 1	0%			
Metal Panel	20% 4+ Broken/Missing Eleme	\$793,600	LIFE	* * Affacted : 100%	5	\$598,700	В
	Location: Basement		eruie, Areu	Affecteu : 100%	9		
	Deformed/Dented, Extended Location: Throughout		rea Affecte	d : 5%			
Metal Panel	5%		LIFE	* *	5	\$299,400	В
Plaster	20% Now	\$311,900	LIFE	* *	5	\$299,400	В
	Cracking/Crumbling, I Location: Throughou Water Penetration, Ext Location: Throughou	ut tent : Light, Area					

lectrical	Current Repair	Future Re	placement	M					
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod			
nder 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2055	* *	5	\$7,900	В			
	Other Observation, Extent: Modera	ite, Area Affected	: 100%						
	Location: 13th Floor								
	Explanation : Five 4000 Amps Ma	in Disconnect Sw	itch						
Transformers									
Dry Type	100%	2038	* *	5	\$5,600	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room & Each Floor								
	Explanation : Two 300 Kva, Two 1 - Each Electrical Closet Per Floor		5 Kva & One	45 Kva	480hv-208/120lv				

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 73

Electrical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Type						` ´		
Under 600 Volts								
Switchgear / Switchboard	7.50/			2051	* *	~	Φ5 000	D
Air Circuit Breaker	75%			2051	**	5	\$5,900	В
Molded Case Bkrs	25%			2051	* *	5	\$10,000	В
Raceway	1.00/			20.45	* *	1		D
Busway	10%			2045		1		В
Conduit	50%			2025	\$572,700 * *	1		В
Conduit	25%			2045	**	1		В
Conduit	15%			2055	* *	1		В
Panelboards	= 0.4			2022	de de	_	φ4. Ξ 00	-
Fused Disc Sw	5%			2033	* *	5	\$1,700	В
Fused Disc Sw	5%			2050	**	5	\$1,700	В
Molded Case Bkrs	25%			2050	* *	5	\$10,000	В
Molded Case Bkrs	65%			2024	\$757,200	5	\$26,000	В
Wiring								
Braided Cloth	50%		\$647,900	2050	* *	1		В
			ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Upper F	loors					
Busway	5%			2023	\$64,800	1		В
Thermoplastic	20%			2025	\$259,200	1		В
Thermoplastic	25%			2055	* *	1		В
Motor Controllers								
Locally Mounted	35%			2023	\$760,100	5	\$3,600	В
Motor Control Center	55%			2023	\$1,194,500	5	\$22,800	В
Variable Frequency	10%			2045	**	_	, ,	В
Drive								_
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$22,300	В
Generic	50%			LIFE	* *	5	\$22,300	В
Stand-by Power							, , , , , , , , , , , , , , , , , , ,	
Transfer Switches								
Automatic	100%			2045	* *	1	\$467,800	В
ratomatic			Extent : Moderate, A		ected : 100%	•	φ107,000	D
			or Electrical Room					
			Inits With Different					
Generators	2. ipiuiu		Dijjereni	83				
Diesel	20%			2034	* *	1	\$117,800	В
Dieser			Extent : Light, Area		! : 100%	1	Ψ117,000	Ъ
			or Room - 13th Flo					
		tion : One (07				
Diagal			500 ILW	2040	* *	1	¢471 000	D
Diesel	80%		Entant . Madanat	2040		1	\$471,000	В
			Extent : Moderate, A or Generator Room		жией. 00%			
				rı				
	Explana	tion : Four	/30 Kw					

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

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

Asset #: 73

Electrical	Current Repair	Future Replacement	Ма	intenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit Cod
tand-by Power					
Batteries	1000/	2020 0700	~	Φ56 200	ъ
Lead/Acid	100%	2020 \$700	5	\$56,300	В
	Other Observation, Extent: Moderate, Location: Generator Room - 13th Flo				
	Explanation: 5- Units	01			
Fuel Storage	Explanation: 5 Chills				
Day Tank	50%	2041 **	5	\$148,400	В
•	Other Observation, Extent : Moderate, A	Area Affected : 100%			
	Location: Generator Room - 13th Flo	or			
	Explanation: One 250 Gals Per Gene	rator			
Main Tank	50%	2040 **	5	\$23,500	В
	Other Observation, Extent : Moderate, A	Area Affected : 100%			
	Location: Underground				
	Explanation: 15,000 Gallons				
ighting					
Interior Lighting	620/	2020 **	10	¢024 <i>5</i> 00	D
Fluorescent	63% Other Observation, Extent: Moderate, A	2030	10	\$924,500	В
	Location: Throughout The Building	Area Affectea : 10070			
	Explanation: T-8 Lamps				
Fluorescent	5%	2035 **	10	\$73,400	В
Puorescent	T-5 Lamps, Extent : Moderate, Area Aff	2033	10	\$75,400	ъ
	Location : Lobby & Some Hallways				
Fluorescent	30%	2035 **	10	\$440,300	В
Tuorescent	T-8 Lamps, Extent : Moderate, Area Aff		10	φττο,500	Ь
	Location: Throughout The Building				
HID	2%	2030 **	10	\$1,000	В
Egress Lighting	270	2030	10	Ψ1,000	
Emergency, Service	20%	2035 **	1		В
Emergency, Service	40%	2030 **	1		В
Exit, LED	15%	2065 **	1		В
Exit, Service	20%	2030 **	1		В
Exit, Service	5%	2035 **	1		В
Exterior Lighting					
HID	100%	2025 \$551,800	10	\$4,700	В
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location : Around The Perimeter				
	Explanation: Recessed And Wall Mou	inted			
larm					
Security System No Component	70%				D
Generic	30%	2030 **	1	\$170,400	В
Generic	Other Observation, Extent : Light, Area		1	Ψ1/0, 1 00	D
	Location: Throughout	JJ 7 V			
	Explanation : Fixed Cameras				
Fire/Smoke Detection					
Generic, Analog	100%	2025 \$15,625,500			В

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

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

Asset #: 73

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating	•			•				•		
Energy Source										
Utility Steam	98%			2035	* *	1		В		
Electricity	2%			2035	* *	1		В		
			xtent : Light, Area	Affected	! : 10%					
		ı : Through								
	Explana	tion : Unre	liable Operation							
Conversion Equipment	201	3.7	Φ1 400	2020	* *		Φ1 4 2 00	ъ		
Hot Water Boiler	2%		\$1,400	2030		1	\$14,200	В		
			extent: Light, Area		: 100% fective Heating Ele					
			=	_	=	emenis.				
			Water Boilers For		**		Φ02.100	D		
Pres. Reducing Valve/L	P 98%			2028	* *	5	\$93,100	В		
Steam Distribution										
Hot Wtr Piping/Pump	50%	Now	\$398,800	2024	\$3,987,700	4	\$39,400	В		
110t with 1 iping/1 timp			#398,800 Extent : Moderate,			7	\$39,400	Ь		
		_			tems Are Approacl	hino End	Of Their Useful			
	Life Cyc		or I spoos Inta I ton	ping bys	iems in e rippi ouer	iing Ena	oj men osejm			
Steam Piping/Pump		Now	\$554,300	2025	\$5,542,900	4	\$39,400	В		
1 2 1	Insul. Det	eriorating,	Extent : Moderate,				. ,			
	Location	n : Steam A	nd Condensate Pip	ing Syste	em Approaching Er	nd Of Use	eful Life Cycle			
Terminal Devices										
Air Handler	70%	0-2	\$299,600	2020	\$5,992,500	1	\$623,400	В		
			tent : Moderate, A							
	Location	Location: 13th Floor - Air Handlers Are Beyond Their Useful Life Cycle Rating								
			xtent : Severe, Are							
			or Mechanical Eqi	-						
		tion : Deter	iorating Pipe Insu	lation, D	eteriorating Cooli	ng And H	Heating Coil			
Air Handler	10%			2030	* *	1	\$99,000	В		
			xtent : Moderate, 1	Area Affe	ected : 100%					
		n : 13th Flo								
	Explana	tion : Sevei	al Newer Units In							
Convector/Radiator	10%			2030	* *	1	\$51,700	В		
Fan Coil Unit/Heat	10%			2025	\$2,377,300	1	\$51,700	В		
			xtent : Light, Area	Affected	! : 100%					
		ı : Through								
=	Explana	tion : Dual	Temperature Indu	ction Uni	its Observed					
Air Conditioning										
Energy Source	0.504			2025	ماد ماد			D		
District C.W.	25%			2035	* *	1		В		
Electricity	75%			2033	* *	1		В		

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

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

Asset #: 73

Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2034	* *	1	\$1,212,100	В
			Extent : Light, Ared	a Affected	l : 100%			
		n : 13th Flo						
			Extent : Light, Area	Affected	: 75%			
		n : 13th Flo						
G . 16 . 1 G			ctric Chillers	2024	ste ste		4.22 000	
Centrifugal,Compressor Turbine	25%			2034	**	1	\$432,900	В
			Extent : Light, Ared	a Affected	! : 100%			
		n : 13th Flo		1.00	250/			
			Extent : Light, Area	Affected	: 25%			
		n : 13th Flo						
I D III G I			am Driven Chiller	2022	Φ1 0 22 400		#4.000	
Int Pkg Unit - Cooling	5%			2023	\$1,022,400	2	\$4,900	В
Distribution Chilled Wtr. Pine / Proper	1000/	0-2	¢200 000	2035	* *	4	\$78,900	В
Chilled Wtr Pipe/Pump	100%		\$388,000 Toderate, Area Affe			4	\$78,900	Ь
			chanical Room	ciea . 10)	×0			
Terminal Devices	Босано	i. Rooj inc	chanteat Room					
Air Handler/Cool/Ht	30%			2020	\$2,023,200	1	\$296,800	В
Induction Unit	70%			2020	\$6,186,500	1	\$361,700	В
Heat Rejection	7070			2020	ψ0,100,200		Ψ201,700	
Water Cool Tower	100%	Now	\$2,278,700	2023	\$4,557,400	2	\$1,288,300	В
	On Extend		tent : Moderate, A				, , ,	
	Location	n: Cooling	Towers On Roof A	re Approd	aching End Of The	eir Usefu	l Life Cycle	
	Other Ob.	servation, E	Extent : Severe, Are	a Affecte	d: 50%			
	Location	n:Roof						
	Explana	ition : Sever	re Pan Leaks					
Ventilation								
Distribution								
Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$1,412,700	В
Exhaust Fans						_		_
Interior	60%			2020	\$1,053,000	2	\$29,400	В
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating							
			oor - Exhaust Fans			ife Cycle		
Interior	40%	1		2030	* *	2	\$19,600	В
Plumbing								
H/C Water Piping	5.5 0.			2025	ale -1-	4		Б
Brass/Copper	75%			2035	* *	1		В
Galv Iron/Steel	25%		tant Madanata A	2023	\$1,185,500	1		В
			tent : Moderate, A omestic Water Stor			a End O	Their Useful Life	
	Cycle	i. Nooj - D	omesiic waiei Sloi	uge Tunk	s me approuenti	s Liiu Oj	men Osejui Lije	

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

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

Asset #: 73

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing Water Heater Electric	4% Other Observation, Extent : Li Location : 13th Floor Explanation : For Emergenc		\$9,800 %	4	\$600	В
No Component	96%	,				D
HW Heat Exchanger Low Temp	100%	2035	* *	4	\$158,200	В
Sanitary Piping Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100% Recent Repair Evident, Extent Location : Near Receiving Bo			4 uilt	\$2,500	В
Sewage Ejector(s) Compressed Air	100% Recent Repair Evident, Extent Location : Sewer Ejector Pur			4	\$1,600	В
Backflow Preventer Generic	100%	2030	* *	1	\$98,000	В
Fixtures Generic	100%					В
Vertical Transport Elevators Geared Traction	100% Other Observation, Extent : Li Location : (2) G-3 (2) B-6 (4 Explanation : All 22 Elevator) B-21 (1) B-22 (2)-18-2	23 (1) B-23 (5			С
Fire Suppression Standpipe	Especialistic III 22 Elevenor	ornerrearing zine cy	new esegui I	age eyen		
Generic Sprinkler	100%	2045	* *	1-5	\$806,800	В
No Component Generic	35% 65%	2045	* *	1-2	\$291,300	D B
Fire Pump Generic	100% Recent Repair Evident, Extent Location : Basement Fire Pu Were Recently Repaired			1 And Fire	\$298,800 Pump Controller	В
Chemical System Generic	100% Other Observation, Extent : M Location : Kitchen Explanation : There Is No Or		\$25,900 100%	1-3	\$55,000	В

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

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

Page: 32

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

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

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

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



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

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

Asset #: 74

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$900	A
No Component	95%							D
Parapets								
Metal Panel	5%	Now	\$1,200	2045	**	5	\$1,500	Α
			ents, Extent : Light	, Area A	ffected : 40%			
	Location	: Dented A	long Street Side					
Metal: Cage/Fence	95%			2038	* *	5-10	\$113,000	A
Roof								
Modified Bitumen	100%			2030	* *	10	\$76,300	A
terior								
Floors								
Cast in Place Concrete	95%		\$41,500	LIFE	* *	5	\$88,000	C
			xtent : Moderate, A		cted : 75%			
	Location	: Various I	Locations Through	out				
Traffic Topping	5%			2025	\$26,100	5	\$2,600	С
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$7,900	C
Masonry: Brick	80%	Now	\$152,900	LIFE	* *			C
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Various	Locations Through	out				
	Jnt Morta	r Miss/Eroa	l, Extent : Moderat	e, Area A	Affected : 75%			
	Location	: Various	Locations Through	out				
Ceilings								
Exposed Concrete	100%	Now	\$540,900	LIFE	* *	5	\$6,600	В
			xtent : Severe, Are		d : 75%			
	Location	: Various	Locations Through	out				
			rete Is Delaminated	l Or Mis.	sing From Water I	nfiltratio	n Exposing And	
	Rusting '	The Roof St	ructural Steel					

lectrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts							
Raceway							
Conduit	100%		2055	* *	1		В
Panelboards							
Fused Disc Sw	10%		2050	* *	5	\$100	В
Molded Case Bkrs	90%		2050	* *	5	\$600	В
Wiring							
Thermoplastic	100%		2055	* *	1		В
Motor Controllers							
Locally Mounted	100%		2045	* *	5	\$200	В

Lighting

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

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

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

Electrical	Current Repair	Future I	uture Replacement		Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	100%	2035	* *	10	\$26,000	В		
	Other Observation, Extent : Moder	ate, Area Affecte	ed : 100%					
	Location: Basement							
	Explanation: T-8 Lamps							
Egress Lighting								
Emergency, Service	50%	2035	* *	1		В		
Exit, Service	50%	2035	* *	1		В		
Alarm								
Security System								
No Component	50%					D		
Generic	50%	2035	* *	1	\$4,700	В		
Fire/Smoke Detection								
Generic, Analog	100%	2025	\$256,900			В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Build	ing						
	Explanation: Alarm Control Syst		Main Building Is	Old But	Strobe Lights,			
	Pullbox, Horn & Smoke Detector		nam banamg 13	Old But	onooc Lights,			

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2025	\$9,200	1		В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$83,900	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%	Now	\$3,300	2020	\$11,000	4	\$1,600	В
	Noisy/Vibr	ating, Exte	ent : Moderate, Are	a Affecte	ed : 20%			
	Location	: Large St	orage Area					
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2045	* *	1-2	\$800	В

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

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

Page: 35

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
Total		\$78,000
Priority B		\$78,000
Total		\$78,000

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
Total	\$25,300	\$900	\$1,300	\$300
Priority A	\$21,800		\$1,100	
Priority B	\$2,600	\$900	\$200	\$300
Priority C	\$800			
Total	\$25,300	\$900	\$1,300	\$300



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

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

Asset #: 1006

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$4,400	LIFE	* *	5	\$7,300	A
	Staining/D	iscoloring,	Extent: Light, Are	ea Affecto	ed : 75%			
	Location	: East Wal	11					
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	: Through	out					
	Water Penetration, Extent : Severe, Area Affected : 100%							
	Location	: Through	out					
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$400	LIFE	* *	5	\$4,200	C
	Horizontal	Cracks, E	xtent : 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%							
			Entrance Wall					
Ceilings								
Exposed Concrete	100%			LIFE	* *	5-10	\$2,400	В

ectrical	Current l	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ler 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2035	* *	5		В
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Electrica	al Room					
	Explanation: 2-25	00 Amps Main Disc	connect S	Switch			
Transformers							
Dry Type	100%		2030	* *	5		В
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electric	al Room					
	Explanation: 2-22	25 Kva 480hv-208/1	20lv				
Switchgear / Switchboard							
Molded Case Bkrs	100%		2025	\$15,800	5	\$100	В
Raceway							
Conduit	100%		2025	\$6,200	1		В
Panelboards							
Fused Disc Sw	10%		2024	\$1,200	5		В
Molded Case Bkrs	90%		2024	\$10,800	5		В

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

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

HEALTH AND HOSPITALS CORP. - 819 BELLEVUE HOSPITAL BLDG Z

Asset #: 1006

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring						
Thermoplastic	100%	2025	\$5,800	1		В
Motor Controllers				_		_
Locally Mounted	100%	2023	\$5,500	5		В
Ground						
Grounding Devices	1000/	LICE	* *	_	¢100	D
Generic	100%	LIFE	. T	5	\$100	В
Stand-by Power						
Transfer Switches Automatic	100%	2023	\$11,500	1	\$600	В
Generators	100%	2023	\$11,500	1	\$000	Б
Diesel	100%	2021	\$78,000	1	\$700	В
Diesei	Other Observation, Extent : Mo			1	\$700	Ь
	Location : Generator Room	aeraie, mea mje	cieu . 10070			
	Explanation: One 600 Kw &	One 750 Kw				
Batteries	Expression : One ood IIII &	0110 750 1111				
Nickel Cadmium	100%	2017	\$700	5	\$400	В
Fuel Storage			7100		7.00	
Day Tank	50%	2024		5	\$100	В
•	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Generator Room					
	Explanation: 275 Gallons					
Main Tank	50%	2028	* *	5		В
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%			
	Location : Underground					
	Explanation: 15,000 Gallons					
Lighting						
Interior Lighting						
HID	100%	2020	\$4,700	10		В
Egress Lighting						
Emergency, Service	50%	2020	\$100	1		В
Emergency, Battery	10%	2020		10		В
Exit, Service	40%	2020	\$100	1		В
Exterior Lighting			.			_
HID	100%	2020	\$700	10		В
Alarm						
Fire/Smoke Detection	1000/	2020	¢10.500			D
Generic, Analog	100%	2020	\$19,500			В

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Electricity	100%		2045	* *	1		В

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

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

HEALTH AND HOSPITALS CORP. - 819 BELLEVUE HOSPITAL BLDG Z

Asset #: 1006

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

Page: 39

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

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	
Total	\$753,800	\$1,266,600
Priority A	\$276,000	\$429,700
Priority B	\$188,000	\$608,800
Priority C	\$289,800	\$228,200
Total	\$753,800	\$1,266,600

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
Total	\$170,300	\$29,000	\$118,900	\$31,300
Priority A	\$10,900			
Priority B	\$127,000	\$29,000	\$91,500	\$28,300
Priority C	\$32,400		\$27,400	\$3,100
Total	\$170,300	\$29,000	\$118.900	\$31,300



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

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

Asset #: 72

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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%		\$10,600	LIFE	* *	5	\$44,800	C
			xtent : Light, Area Locations Through		: 100%			
Ceramic Tile	3%	,	2004	2034	* *	5	\$6,100	С
	5% 5%			2034	* *	5	\$15,400	C
Quarry Tile	5% 5%			2038		5		C
Traffic Topping	72%			2023	\$126,000 * *	3	\$12,800 \$55,300	C
Vinyl Tile	5%			2030	* *	3		C
Vinyl Tile Interior Walls	3%			2033		3	\$3,800	
Cast in Place Concrete	5%	Now	\$184,600	LIFE	* *			С
Cast III Place Concrete			\$184,000 nents, Extent : Mod					C
			ienis, Extent . Mod it Foundation Wall		ea Affectea . 75%			
Glass: Single Pane	3%			LIFE	* *	5	\$6,600	С
Gypsum Board	60%			LIFE	* *		\$150,000	C
Gypsum Board	5%			LIFE	* *	5-10	\$12,500	C
71		place Evide	ent, Extent : Light,		ected : 100%		, ,	
		ı : M R I Ra	_	00				
Masonry: Brick	7%			LIFE	* *	10	\$3,100	С
Plaster	10%			LIFE	* *	5-10	\$12,500	Č
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$7,400	C

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

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

Asset #: 72

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	63%			2038	* *	5	\$129,000	В
Exposed Concrete	10%			LIFE	* *	5-10	\$25,600	В
Gypsum Board	20%			LIFE	* *	5-10	\$140,800	В
Metal Panel	5%	0-2	\$17,000	LIFE	* *	5	\$12,800	В
	Bent/Warp	ed Elemen	ts, Extent : Modera	te, Area	Affected : 10%			
	Location	: Basemen	t					
Plaster	2%	Now	\$2,700	LIFE	* *	5	\$2,600	В
	Paint Peel	ing, Extent	: Severe, Area Affe	ected : 10	00%			
	Location	: Stair Sha	ıft					

Electrical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Over 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2055	* *	3	\$300	В	
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation : 1- 1000 Amps Main L	isconnect S	Switch				
Transformers							
Dry Type	100%	2045	* *	3	\$400	В	
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation : 3- 4160pri-480/277se	c					
Feeders							
Busway	30%	2042	* *	1		В	
Cable	70%	2050	* *	1		В	
Raceway							
Conduit	90%	2055	* *	1		В	
Tray	10%	2045	* *	1		В	
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2055	* *	5	\$300	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation : 4- 4000 Amps Main L	isconnect S	Switch				
Transformers							
Dry Type	50%	2045	* *	5	\$100	В	
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%				
	Location: Throughout The Building						
	Explanation: 1-75 Kva, 1-30 Kva	& 1- 45 Kv	a				
Dry Type	50%	2045	* *	5	\$100	В	
, , , ₁	Other Observation, Extent : Moderate	, Area Affe	cted : 100%				
	Location : Electrical Room	30					
	Explanation : 3- 300 Kva						

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

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

Asset #: 72

Electrical	Current Repa	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•		•			•
Switchgear / Switchboard						
Fused Disc Sw	20%	2055	* *	5	\$100	В
Molded Case Bkrs	80%	2055	* *	5	\$1,400	В
Raceway						
Conduit	100%	2055	* *	1		В
Panelboards	4.00	-0-0		_	4.00	_
Fused Disc Sw	10%	2050	* *	5	\$200	В
Molded Case Bkrs	90%	2050	* *	5	\$1,600	В
Wiring	1000/	2055	ታ ታ			D
Thermoplastic	100%	2055	* *	1		В
Motor Controllers	400/	2045	* *	_	\$200	D
Locally Mounted	40% 60%	2045 2045	* *	5	\$200	B B
Variable Frequency Drive	00%	2043				Ь
Ground						
Grounding Devices						
Generic General Genera	100%	LIFE	* *	5	\$1,900	В
Stand-by Power	10070				Ψ1,>00	
Transfer Switches						
Automatic	100%	2045	* *	1	\$20,200	В
	Other Observation, Exter Location : Throughout Explanation : 6 Units	at : Moderate, Area Affect The Building	ed : 100%			
Lighting						
Interior Lighting						
Fluorescent	90%	2035	* *	10	\$112,900	В
	T-8 Lamps, Extent : Mod Location : Throughout	erate, Area Affected : 100 The Building	%			
Fluorescent	10%	2035	* *	10	\$12,500	В
	T-5 Lamps, Extent : Mod Location : Throughout	erate, Area Affected : 100 The Building	9%			
Egress Lighting						
Emergency, Service	60%	2035	* *	1		В
Exit, Service	40%	2035	* *	1		В
Exterior Lighting						
HID	100%	2035	* *	10	\$200	В
Alarm						
Security System						
No Component	50%		.		.	D
Generic	50%	2025	\$98,300	1	\$12,200	В
Fire/Smoke Detection	6001					
No Component	60%	2027	ΦΦ = 0 000			D
Generic, Analog	40%	2025	\$269,300			В
		nt : Moderate, Area Affect	ea : 100%			
	Location : Throughout Explanation : Alarm Co Pullbox & Smoke Detec	ontrol System Located At I	Main Bldg Is Old	l But Sto	be Lights, Horn,	

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

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

Asset #: 72

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•						
Energy Source							_
Utility Steam	100%		2035	* *	1		В
Conversion Equipment Pres. Reducing Valve/LF Steam	P 100%		2028	* *	5	\$8,100	В
Distribution							
Hot Wtr Piping/Pump	50% Other Observation, Location: First F	Extent : Light, Area loor	2041 Affected	* *	4	\$5,100	В
	Explanation : Ho	t Water Serves Rehea	at Coils I	n The Ductwork Ar	ıd Radia	tors In Building F	
Steam Piping/Pump	50%		2035	* *	4	\$3,400	В
Terminal Devices	000/		2020	an e		ф. п .п.с.	D
Air Handler	80%		2030	* *	1	\$67,700	В
Convector/Radiator Air Conditioning	20%		2030		1	\$8,800	В
Energy Source							
Electricity	100%		2041	* *	1		В
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$222,500	В
Terminal Devices Air Handler/Cool/Ht	100% Other Observation,	Extent : Moderate, A	2030 Area Affe	* * ected : 100%	1	\$84,600	В
	Location : Roof Explanation : Pac Coils Used For C	ckaged Equipment Ar ooling	nd Contro	ols For Cooling No	ot Used -	Chilled Water	
Heat Rejection	2004		2020	de de		#10.100	
Remote Air Cond	20% Other Observation, Location: Roof	Extent : Light, Area	2030 Affected	: 100%	2	\$19,100	В
	Explanation : Equ	uipment No Longer I	n Use				
No Component	80%						D
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$120,800	В
Exhaust Fans	10070		LIFE		2-3	\$120,800	
Roof	100%		2030	* *	2	\$4,200	В
Plumbing						. , ,	
H/C Water Piping							
Brass/Copper	100%		2035	* *	1		В
Sanitary Piping	1000/		TIPE	والمراجع والمراجع	4		D
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	100/0		LH L	<u> </u>	1		
Rigid Piping	100%		2025	\$11,000	4	\$2,500	В
				•			

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

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

Asset #: 72

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

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$4,745,400	\$3,158,300
Priority A	\$2,419,900	\$350,000
Priority B	\$1,364,300	\$2,334,100
Priority C	\$961,200	\$474,200
Total	\$4.745.400	\$3,158,300

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



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

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

Asset #: 83

rchitecture		Current R	lepair	Futur	e Replacement	M	aintenance	
vstem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls Masonry: Brick	Diagonal Control Con	Penthous Cracks, Ex Penthous sonry Sup	xtent : Moderate, A re t, Extent : Modera	Area Affe	cted : 10%	5	\$350,000	A
Windows								
Aluminum	Air Infiltrati Location : Broken/Miss Location :	Througho sing Elem Througho Not Fund	ents, Extent : Mod out ct, Extent : Moderd	erate, Ar	ea Affected : 35%	5	\$3,800	A
Parapets								
Masonry: Brick	Broken/Miss Location :	Through			* * rea Affected : 10% Affected : 50%	5	\$14,000	A
	Location:	Through	out					
Masonry: Limestone	Jnt Mortar l Location :	Coping eteriorated	\$7,600 l, Extent : Modera d, Extent : Modera			5	\$900	A
Roof	0.50/		ф 77.1 700	2022	ale ale			
IRMA/Protected Membrane	Insul Miss/L	•	\$771,700 Extent: Moderate	2033 e, Area A	* * ffected : 25%			A
	Location : Patching Ev Location :	ident, Ext	ent : Moderate, A	rea Affec	ted : 25%			
		Growth, E	xtent : Severe, Are	ea Affecte	ed : 30%			
	Worn/Erode Location :		: Severe, Area Aff out	ected : 30	0%			
Metal Panel Paver: Asphalt	Vegetation (Location :	Walkway				10	\$6,300	A A
	Worn/Erode Location :		: Moderate, Area s	Affected	: 25%			

Interior

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

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

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

Asset #: 83

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Floors									
Carpet	5%			2019	\$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%		\$961,200	2033	* *	3	\$42,700	C	
		_	nents, Extent : Mod	erate, Ar	ea Affected : 20%				
		ı: Through							
			Extent: Light, Are	ea Affecto	ed : 25%				
		ı : Through							
			Extent : Severe, Are	a Affecte	d : 100%				
		ı : Through							
	Explana	tion : 9 X 9	Tiles						
Vinyl Tile	25%			2023	\$400,500	3	\$17,800	С	
Interior Walls									
Gypsum Board	10%			LIFE	* *	5	\$26,800	C	
Plaster	55%			LIFE	* *	5	\$73,700	C	
SGFT/Glazed Masonry	35%			LIFE	* *			С	
Ceilings									
AcousTile,Adhered	25%		\$437,900	2043	* *	5	\$23,700	В	
		_	ients, Extent : Ligh	t, Area A	ffected : 25%				
	Location: Corridor(s)								
		-	amage, Extent : M	oderate, .	Area Affected : 209	%			
		ı : Corridoi							
			: Moderate, Area	Affected .	: 25%				
	Location	ı : Corridoi	rs						
AcousTileSusp.Lay-In	35%			2028	* *	5	\$66,500	В	
Exposed Concrete	5%			LIFE	* *	5	\$1,500	В	
Plaster	35%			LIFE	* *	5	\$41,500	В	

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	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	В
	Other Observation, Extent: Moder	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Two 5000 Amps Ma	ain Disconnec	t Switches			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$110,900	5	\$4,800	В
Raceway						
Conduit	80%	2023	\$114,500	1		В
Conduit	20%	2033	* *	1		В
Panelboards						
Molded Case Bkrs	50%	2022	\$72,100	5	\$2,400	В
Molded Case Bkrs	50%	2031	* *	5	\$2,400	В

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

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

Asset #: 83

Electrical	Current Repa	ir Future	Replacement	Ma	aintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
Under 600 Volts								
Wiring		4.40.400				_		
Braided Cloth	80% 2-4 Insulation Aged, Extent: Location: Throughout		* * d : 100%	1		В		
Thermoplastic	20%	2033	* *	1		В		
Motor Controllers								
Locally Mounted	40%	2021	\$101,800	5	\$500	В		
Locally Mounted	60%	2028	* *	5	\$700	В		
Ground								
Grounding Devices								
Not Accessible	100%					D		
Stand-by Power								
Transfer Switches	1000/	2020	de de		Φ.σ. σ.ο.ο.			
Automatic	100%	2028	* *	1	\$56,600	В		
Lighting								
Interior Lighting	200/	2020	* *	10	¢24.000	D		
Fluorescent	30%	2028		10	\$34,900	В		
	Other Observation, Exten Location: Throughout L Explanation: Using T-8	The Building	nea . 10070					
Fluorescent	70%	2018	\$458,500	10	\$81,400	В		
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%					
	Location: Throughout?	The Building						
	Explanation: Using T-1	12 Lamps						
Egress Lighting								
Emergency, Battery	50%	2023	\$22,900	10	\$15,300	В		
Exit, Service	50%	2023	\$9,100	1		В		
Exterior Lighting								
HID	100%	2018	\$66,700	10	\$600	В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2023	\$165,600	1	\$20,600	В		
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%					
	Location: Hallways And Entrance And Exit Points							
	Explanation: CCTV Su	rveillance System And 2	4 Hr Security Pers	sonel				
Fire/Smoke Detection	<u> </u>							
No Component	50%					D		
Generic	50%	2023	\$945,000	1-3	\$56,700	В		
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%					
	Location: Hallways							
	Explanation: Strobe Li	ghts, Manual Pull Statio	on And Smoke Dete	ectors				

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

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

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

Asset #:83

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Campus Steam	Location	eervation, Exten : Goldwater Co tion : Provided 1	ampus			1		В
Conversion Equipment Heat Exchanger Pres. Reducing Valve/LF Steam	80% 20%			2036 2026	**	1 5	\$50,200 \$1,500	B B
Distribution Hot Wtr Piping/Pump Steam Piping/Pump Terminal Devices	80% 20%			2031 2033	* *	4 4	\$5,000 \$1,900	B B
Air Handler			_		\$135,700 rea Affected : 1009	1	\$14,100	В
Convector/Radiator	80%			2028	* *	1	\$32,800	В
Air Conditioning Energy Source Electricity	100%			2039	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	40%	Now	\$8,500	2028	* *	1	\$21,200	В
	Location R-22 Refr	oning, Extent: M 1: Penthouse M 1: Serant, Extent: 1: Penthouse M	echanical Equ Light, Area A	ipment R ffected :	oom 1 Of 3 Defect 100%	ive Comp	pressor	
Window/Wall Unit	60%			2018	\$155,300	1		В
Distribution Chilled Wtr Pipe/Pump No Component	40% 60%			2033	* *	4	\$3,800	B D
Terminal Devices Air Handler/Cool/Ht	40% Now \$4,300 2023 \$213,900 1 \$28,200 Damaged, Extent: Moderate, Area Affected: 50% Location: Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection Malfunctioning, Extent: Severe, Area Affected: 50% Location: Penthouse Mechanical Equipment Room Defective Return Fan Motor							В
No Component	60%							D
Heat Rejection Air Condenser Unit Remote Air Cond		Now vice, Extent : Se vice		2028 2023 fected : 1	* * \$300,800 5%	2 2	\$53,000 \$28,300	B B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,700	В

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

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

Asset #: 83

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

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

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

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

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

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

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

Block : 1373 Lot : 50 BIN : 1040750

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$5,622,100	\$9,011,800
Priority A	\$2,998,700	\$666,300
Priority B	\$1,838,300	\$6,550,400
Priority C	\$785,100	\$1,795,100
Total	\$5,622,100	\$9,011,800

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



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

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

Asset #: 84

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior				<u> </u>					
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	-		\$2,521,400 nt : Severe, Area Af out	2048 fected : 2	* *	5	\$30,300	A	
		issing Elem ı : Through	nents, Extent : Mod out	erate, Ar	rea Affected : 25%				
		nc Not Fun 1 : Through	ct, Extent : Moderd out	ate, Area	Affected : 35%				
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	
nterior									
Floors	200/			2010	¢1 170 700	2	Φ10 <i>C</i> 100	0	
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 C	
Vinyl Tile	40% 20%	Now	\$785,100	2023 2033	\$1,570,300	3	\$69,800	C	
Vinyl Tile						3	\$34,900	C	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 25%								
	Location : Throughout Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
				, лгеи л	ijeciea . 2570				
	Location: Throughout Other Observation Extent: Square Area Affected: 100%								
	Other Observation, Extent : Severe, Area Affected : 100% Location : Basement								
		tion : 9 X 9							
Interior Walls	Lipiuiu		2.000						
Glass: Single Pane	2%			LIFE	* *	5	\$8,200	C	
Gypsum Board	15%			LIFE	* *	5	\$49,200	Č	
Marble Panels	3%			LIFE	* *		÷ ·>,=30	Č	
Plaster	45%			LIFE	* *	5	\$73,800	Č	
SGFT/Glazed Masonry	35%			LIFE	* *	-	÷.2,000	Č	

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

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

Asset #: 84

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$139,600	В
Exposed Concrete	10%			LIFE	* *	5	\$7,300	В
Metal Panel	5%			LIFE	* *	5	\$29,100	В
Plaster	50%			LIFE	* *	5	\$145,400	В
Plaster	5%	Now	\$30,300	LIFE	* *	5	\$14,500	В
	Cracking/	Crumbling,	Extent : Moderate	Area A	ffected : 15%			
	Location	: Connecti	ing Corridor To C	Building				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Connecti	ing Corridor To C	Building				

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te 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	В
		ı, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elect						
	Explanation: 2-	4000 Amperes Main S	ervice P	rotectors			
Fused Disc Sw	30%		2033	* *	5	\$400	В
	Other Observation	n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elect	rical Room					
	Explanation: M	ain Service Switch No	Availab	le Ratings			
Switchgear / Switchboard							
Molded Case Bkrs	80%		2023	\$177,500	5	\$6,900	В
Molded Case Bkrs	20%		2033	* *	5	\$1,700	В
Raceway							
Conduit	80%		2023	\$229,100	1		В
Conduit	20%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	80%		2022	\$230,600	5	\$6,900	В
Molded Case Bkrs	20%		2031	* *	5	\$1,700	В
Wiring							
Braided Cloth	70% 2-4	\$226,800	2048	* *	1		В
	Insulation Aged, E	Extent : Moderate, Are	a Affecte	ed : 100%			
	Location: Throi	ighout The Building					
Thermoplastic	30%		2033	* *	1		В
Motor Controllers							
Locally Mounted	80%		2021	\$434,400	5	\$1,800	В
Locally Mounted	20%		2028	**	5	\$400	В
Ground						, , , , ,	
Grounding Devices							
Not Accessible	100%						D
Stand by Power							

Stand-by Power

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

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

Asset #: 84

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power		•				
Transfer Switches						
Automatic	100%	2028	* *	1	\$100,700	В
Generators						_
Diesel	100%	2026	**	1	\$126,700	В
	Other Observation, Extent: Mod	lerate, Area Affecteo	1: 100%			
	Location: Basement	:Ilan Canaat				
Batteries	Explanation: 1000 Kw Caterp	ıllar Genset				
Lead/Acid	100%	2016	\$700	5	\$12,100	В
Fuel Storage	100/0	2010	\$700		\$12,100	ъ
Day Tank	50%	2031	* *	5	\$28,800	В
Day Tank	Other Observation, Extent : Mod		d: 100%	3	Ψ20,000	Ь
	Location : Basement	, 33				
	Explanation: One 325 Gallons	s Capacity				
Main Tank	50%	2058	* *	5	\$4,600	В
Trum Tunk	Other Observation, Extent : Mod		d: 100%	5	ψ1,000	D
	Location : Outside	, 33				
	Explanation: 12,000 Gallons (Capacity				
ighting	•					
Interior Lighting						
Fluorescent	30%	2023	\$481,500	10	\$85,500	В
	Other Observation, Extent : Mod	lerate, Area Affected	d: 100%			
	Location : Throughout					
	Explanation: Using T-8 Lamp.	S				
Fluorescent	66%	2018	\$1,059,300	10	\$188,200	В
	Other Observation, Extent : Mod	lerate, Area Affected	d: 100%			
	Location : Throughout					
	Explanation: Using T-12 Lam	ps				
Fluorescent	3%	2023	\$48,200	10	\$8,600	В
	Other Observation, Extent : Mod	lerate, Area Affected	d: 100%			
	Location : Hallways					
	Explanation : Compact Fluore					
Incandescent	1%	2018	\$16,100	2	\$100	В
Egress Lighting						
Emergency, Battery	20%	2023	\$22,400	10	\$15,000	В
Exit, Service	80%	2023	\$35,900	1		В
Exterior Lighting	1000/	2022	#110.000	4.0	4.000	-
HID	100%	2023	\$118,800	10	\$1,000	В
Alarm						
Security System	60%					D
No Component Generic	40%	2023	\$392,900	1	\$48,900	B
Generic	40% Other Observation, Extent : Mod			1	\$40,900	D
	Location : Hallways And Entra		ı. 100/0			
			Ir Security Por	sonel		
	Explanation : CCTV Surveillar		Ir Security Per.	sonel		

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

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

Asset #: 84

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Fire/Smoke Detection						
No Component	50%					D
Generic	50%	2023	\$1,681,400	1-3	\$100,800	В
	Other Observation, Extent: Moderate,	Area Affec	cted : 100%			
	Location : Hallways					
	Explanation: Strobe Lights, Manual	Pull Statio	on And Smoke Dete	ectors		

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		В
			Extent : Light, Area	Affected	: 100%			
			ter Campus		G B DI			
<u> </u>	Explana	tion : Stear	n Provided From G	oldwatei	r Steam Power Pla	nt		
Conversion Equipment	0.00/			2026	* *	1	¢122.000	D
Heat Exchanger	80%			2026	* *	1	\$123,000	В
Pres. Reducing Valve/LI	20%			2026	4. 4.	5	\$3,700	В
Steam Distribution								
Hot Wtr Piping/Pump	80%	Now	\$24,800	2031	* *	4	\$12,300	В
That will riping/rump			924,800 ent : Moderate, Ared		d · 50%	4	\$12,300	Ъ
	-	_	nt Mechanical Equi			ive How	Water Pump	
	Motor	. Dasemer	ii Mechanicai Equi	meni K	oom, 1 G 2 Dejecti	ive 110w	water I ump	
Steam Piping/Pump	20%			2033	* *	4	\$4,600	В
Terminal Devices								
Air Handler	20%	Now	\$33,300	2028	* *	1	\$34,600	В
			evere, Area Affected	l : 20%				
	Location		Caucano Amor A.	Costod.	200/			
	Location	_	ent : Severe, Area Aj	jeciea :	20%			
Convector/Radiator	80%	. Kooj		2028	* *	1	\$80,300	В
Air Conditioning	80%			2028		1	\$80,300	D
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment	10070			2037		1		ъ
Reciprocating	35%			2023	\$366,400	1	\$50,500	В
Compr/Chiller	3370			2023	ψ500,400	1	Ψ50,500	Ъ
	R-22 Refr	gerant, Ex	tent : Light, Area A	ffected :	100%			
	_	: Through		5				
Ext Pkg Unit - Cooling	25%			2028	* *	2	\$4,800	В
				2018	\$253,700	1	φ1,000	В
	40%							
Window/Wall Unit	40%			2010	Ψ255,700			
	35%			2033	**	4	\$8,000	В

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

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

Asset #: 84

Mechanical	Current Repa	r Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Est Total (Years)	imated 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	В		
Heat Rejection	2.50	2022	4215 5 20		Φ			
Air Condenser Unit	35%	2023	\$215,700	2	\$75,800	В		
No Component	65%					D		
Ventilation Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$173,300	В		
Exhaust Fans	10070	Lii L		2-3	Ψ175,500			
Interior	100%	2023	\$341,000	2	\$9,500	В		
Plumbing	100/0	2023	ψ211,000		Ψ,500			
H/C Water Piping								
Galv Iron/Steel	100%	2028	* *	1		В		
HW Heat Exchanger								
Low Temp	100%	2033	* *	4	\$46,100	В		
	Other Observation, Extent	: Moderate, Area Affe	cted : 30%					
	Location: Basement Ste	am Room						
	Explanation: 3 Units							
Sanitary Piping						_		
Cast Iron	100%	LIFE	* *	1		В		
	Other Observation, Extent		cted: 100%					
	Location: Galvanized St	_	<i>c</i> -					
Starra Duain Dining	Explanation: Piping Ne	arıng Ena Of Usejui Lij	re					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В		
Cast Iron				1		Ь		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Galvanized Steel Throughout							
	Explanation : Piping Ne	_	fe					
Sump Pump(s)		g = = y = x-y = y	<u>-</u>					
Rigid Piping	100%	2018	\$11,000	4	\$1,600	В		
Sewage Ejector(s)								
Electric	100%	2028	* *	4	\$2,500	В		
Backflow Preventer								
Generic	100%	2031	* *	1	\$19,000	В		
	Other Observation, Extent		: 100%					
	Location : Bldg A Basen							
	Explanation : Water Ma	in Located In Adjacent	Bldg					
Vertical Transport								
Elevators	1000/	I Here	* *			C		
Geared Traction	100% Other Observation, Extens	LIFE				С		
	Location: (1) B-3 (1)		. 10070					
	Explanation: Two Units							
Fire Suppression	Explanation . I wo Ontis							
Standpipe								
Generic	100%	2033	* *	1-5	\$156,700	В		
	100,0	2033			4120,700			

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

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

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

Asset #: 84

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	50%						D
Generic	50%		2033	* *	1-2	\$43,500	В

Page: 58

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

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
Total	\$1,857,600	\$3,696,600
Priority A	\$316,900	\$461,800
Priority B	\$965,700	\$2,289,600
Priority C	\$575,000	\$945,200
Total	\$1,857,600	\$3,696,600

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



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

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

Asset #: 85

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
terior									
Exterior Walls						_			
Glass Block	5%			LIFE	* *	5	\$10,800	A	
Masonry: Brick	95%	ain Euidea	t Entant Lialit A	LIFE		5	\$328,600	A	
		air Eviaer : Through	nt, Extent : Light, A out	rea А <u></u> ЈЈес	:tea : 25%				
Windows									
Aluminum	100%	Now	\$316,900	2048	* *	5	\$3,800	A	
	Air Infiltra	Air Infiltration, Extent: Severe, Area Affected: 50%							
	Location	: Through	out						
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 25%				
	Location	Location: Throughout							
			ct, Extent : Modera	ıte, Area	Affected : 50%				
	Location	: Through	out						
Parapets	0.50					_	*1 * 000		
Masonry: Brick	85%			LIFE	* *	5	\$15,000	A	
	-		nt, Extent : Light, A	rea Affec	eted: 25%				
		: Through	out						
Masonry: Limestone	5%			LIFE	* *	5	\$1,100	A	
Metal Rail	10%			2040	* *	5-10	\$31,800	A	
			Extent : Light, Area	Affected	: 100%				
Roof	Location	: Through	Oui						
Copper/Terne	3%			2051	* *	10	\$10,300	A	
Modified Bitumen	97%			2031	* *	10	\$133,200	A	
		olace Evide : Through	ent, Extent : Light, out	Area Affe	ected : 100%		, ,		
erior									
Floors	1.00/			2022	* *	_	¢10.500	0	
Ceramic Tile	10%			2032	* *	5	\$19,500	C	
Terrazzo	5% 50%			LIFE 2023		5	\$7,600	C C	
Vinyl Tile Vinyl Tile		Now	\$575,000		\$821,400 * *	3	\$36,500 \$25,600	C	
Villyl The			ents, Extent : Mod			3	\$23,000	C	
		: Through		eruie, Ar	eu Ajjecieu . 2570				
		_	: Moderate, Area	Affected .	: 25%				
		: Through							
			Extent : Severe, Are	a Affecte	d : 100%				
	Location	: Through	out						
	Explanat	ion : 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	

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

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

Asset #: 85

Architecture		Current Repair		Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estimat (Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2028	* *	5	\$97,400	В
AcousTileSusp.Lay-In	15%			2036	* *	5	\$29,200	В
Exposed Concrete	5%]	LIFE	* *	5	\$1,500	В
Metal Panel	5%]	LIFE	* *	5	\$12,200	В
Plaster	25%]	LIFE	* *	5	\$30,400	В

Electrical	Current Ro	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2033	* *	5	\$400	В
	Other Observation, Ex		rea Affe	ected : 100%			
	Location : Electrical						
	Explanation : Main S	Service Switch Rate		200 Amperes			
Molded Case Bkrs	50%		2033	* *	5	\$2,500	В
	Other Observation, Ex	tent : Moderate, A	rea Affe	ected : 100%			
	Location : Electrical	Room					
	Explanation: Main S	Service Protector R	Rated @	1600 Amperes			
Switchgear / Switchboard							
Molded Case Bkrs	80%		2023	\$88,800	5	\$4,000	В
Molded Case Bkrs	20%		2033	* *	5	\$1,000	В
Raceway							
Conduit	80%		2023	\$114,500	1		В
Conduit	20%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	80%		2022	\$115,300	5	\$4,000	В
Molded Case Bkrs	20%		2031	* *	5	\$1,000	В
Wiring							
Braided Cloth	80% 2-4	\$129,600	2048	* *	1		В
	Insulation Aged, Exter		Affecte	ed : 100%			
	Location : Througho	ut The Building					
Thermoplastic	20%		2033	* *	1		В
Motor Controllers							•
Locally Mounted	100%		2021	\$254,500	5	\$1,300	В
Ground				•		•	•
Grounding Devices							
Not Accessible	100%						D
Stand-by Power							
Transfer Switches							
Automatic	100%		2021	\$11,500	1	\$58,000	В
Lighting						· · · · · · · · · · · · · · · · · · ·	

Lighting

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

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

Asset #: 85

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	30%	2023	\$201,500	10	\$35,800	В	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location: Throughout The Building						
	Explanation: T-8 Lamps						
Fluorescent	66%	2018	\$443,300	10	\$78,800	В	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location: Throughout The Building						
	Explanation: T-12 Lamps						
Fluorescent	3%	2023	\$20,200	10	\$3,600	В	
	Other Observation, Extent: Moderate, 2	Area Affe	ected : 100%				
	Location: Hallways						
	Explanation: Cfl - Compact Fluoresc	ent Light	Fixtures				
Incandescent	1%	2018	\$6,700	2		В	
Egress Lighting							
Emergency, Battery	20%	2023	\$9,400	10	\$6,300	В	
Exit, Service	80%	2023	\$15,000	1		В	
Exterior Lighting							
HID	100%	2023	\$68,500	10	\$600	В	
Alarm							
Security System							
No Component	60%					D	
Generic	40%	2023	\$226,500	1	\$28,200	В	
	Other Observation, Extent: Moderate,						
	Location : Hallways And Entrance An						
	Explanation: CCTV Surveillance Syst	tem And	24 Hr Security Per	sonel			
Fire/Smoke Detection	- 0					_	
No Component	50%					D	
Generic	50%	2023	\$969,100	1-3	\$58,100	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Hallways						
-	Explanation : Strobe Lights, Smoke D	etectors 1	And Manual Pull S	tation			

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

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

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

Asset #: 85

Mechanical	Current Repair		Future Replacement		Ma		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution	500/		2015	* *	4	# 4.000	ъ.
Hot Wtr Piping/Pump	50% Name	¢0,000	2045 2033	* *	4 4	\$4,800	B B
Steam Piping/Pump	50% Now Other Observation, E.	\$9,000 Extent: Severe Are			4	\$3,200	В
	Location : Basemen		лАјјесте	u . 20/0			
	Explanation : One S		perable				
Terminal Devices							
Convector/Radiator	100%		2028	* *	1	\$42,000	В
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment	400-1		•040	** ** **			_
Window/Wall Unit	100%		2018	\$265,400	1		В
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$72.500	D
Exhaust Fans	100%		LIFE		2-3	\$72,500	В
Interior	100%		2023	\$142,700	2	\$4,000	В
Plumbing	10070		2023	\$142,700		Ψ4,000	ь
H/C Water Piping							
Galv Iron/Steel	100%		2028	* *	1		В
Sanitary Piping	10070						
Cast Iron	100% Now	\$5,600	LIFE	* *	1		В
	Blockage /Clogged, E		Area Affe	ected : 10%			
	Location : Basemen	ıt.					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)					,		
Rigid Piping	100%		2023	\$11,000	4	\$1,600	В
Backflow Preventer							
Generic	100%		2031	* *	1	\$8,000	В
	Other Observation, E.		Affected	: 100%			
	Location : Outside						
	Explanation : Locat	ed In Adjacent Bld	g				
Fixtures	1000/						ъ
Generic	100%						В
Vertical Transport							
Elevators Geared Traction	100%		LIFE	* *			С
Gearen Hachon	Other Observation, E.	Extent : Lioht Area					C
	Location : Floors 1,	_	rijjeerea	. 10070			
	Explanation: Five 8						
Fire Suppression	T		-				
Standpipe							

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

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

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

Asset #: 85

Mechanical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	98%						D
Generic	2%		2033	* *	1-2	\$700	В

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

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

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

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

Block : 1373 Lot : 50 BIN : 1086491

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

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$66,800	\$25,700	\$70,300	\$22,200
Priority A	\$7,600			
Priority B	\$59,200	\$20,700	\$70,300	\$18,100
Priority C		\$5,100		\$4,100
Total	\$66,800	\$25,700	\$70,300	\$22,200



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

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

Asset #:87

Architecture	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior						
Exterior Walls	1000/	LIEE	* *	~	Φ110 C00	
Masonry: Brick	100% Recent Repair Evident, Ex	LIFE		5	\$118,600	Α
	Location: Throughout	ieni . Ligni, Area Ajjeci	ea . 2570			
Windows	<u> </u>					
Aluminum	95% Now	\$965,500 2048	* *	5	\$11,600	A
	Air Infiltration, Extent : Se	evere, Area Affected : 50	0%			
	Location: Throughout					
	Broken/Missing Elements,	Extent : Moderate, Area	a Affected : 20%			
	Location: Throughout Ctrwt/Balnc Not Funct, Ex	ctent : Moderate Area A	Affacted : 50%			
	Location: Throughout	iem . Moderdie, Area A	gjecieu . 3070			
Metal Louvers	5%	2026	* *	10	\$7,600	A
Parapets	570			10	Ψ7,000	
Masonry: Brick	60%	LIFE	* *	5	\$6,900	A
	Recent Repair Evident, Ex	tent : Light, Area Affect	ed : 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
Wodffled Bituffleff	Recent Replace Evident, E		cted : 100%	10	Ψ37,200	А
	Location : Throughout	0 / 33				
nterior						
Floors	40-1			_	410.100	~
Cast in Place Concrete	10%	LIFE	* *	5	\$18,100	C
Terrazzo Vinyl Tile	20% 40% Now	LIFE \$279,700 2033	* *	5 3	\$13,000 \$12,400	C C
villyi The	Broken/Missing Elements,			3	\$12,400	C
	Location : Throughout		9,5			
	Worn/Eroded, Extent : Mo	derate, Area Affected :	25%			
	Location: Throughout					
	Other Observation, Extent	: Severe, Area Affected	: 100%			
	Location: Throughout					
77' 1 m'1	Explanation: 9 X 9 Tiles		Ф200 000		ФО 200	
Vinyl Tile Interior Walls	30%	2023	\$209,800	3	\$9,300	C
Ceramic Tile	5%	2032	* *	5	\$3,900	С
Concrete Masonry Unit		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

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

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

Asset #: 87

Architecture		Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	10%			2021	\$76,500	5	\$8,300	В
AcousTileSusp.Lay-In	30%			2036	* *	5	\$24,900	В
AcousTileSusp.Lay-In	25%			2028	* *	5	\$20,700	В
Exposed Concrete	5%			LIFE	* *	5	\$600	В
Metal Panel	5%			LIFE	* *	5	\$5,200	В
Plaster	25%			LIFE	* *	5	\$13,000	В

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2023	\$17,000	5	\$1,100	В
	Other Obse	ervation, Extent : Moderate, .	Area Affe	ected : 100%			
	Location : Electrical Room						
	Explanat	ion : One 1200 Amps Main L	Disconne	ct Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2023	\$110,900	5	\$1,100	В
Raceway							
Conduit	80%		2023	\$28,200	1		В
Conduit	20%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	80%		2022	\$62,400	5	\$900	В
Molded Case Bkrs	20%		2031	* *	5	\$200	В
Wiring							
Braided Cloth	80%	2-4 \$25,400	2048	* *	1		В
	Insulation .	Aged, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location	: Throughout					
Thermoplastic	20%		2033	* *	1		В
Motor Controllers							
Locally Mounted	70%		2021	\$7,700	5	\$200	В
Locally Mounted	30%		2028	* *	5	\$100	В
Ground						<u> </u>	
Grounding Devices							
Not Accessible	100%						D
Stand-by Power							
Transfer Switches							
Automatic	100%		2028	* *	1	\$12,900	В
Lighting							

Lighting

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

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

Asset #: 87

Electrical	Current Repair		e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	30%	2023	\$22,100	10	\$15,200	В			
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%						
	Location: Throughout								
	Explanation: Using T-8 Lamps								
Fluorescent	65%	2018	\$47,900	10	\$33,000	В			
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%						
	Location : Throughout								
	Explanation: Using T-12 Lamps								
Fluorescent	5%	2023	\$3,700	10	\$2,500	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation: Cfl (Compact Fluoresc	ent Light	Fixtures)						
Egress Lighting									
Emergency, Service	45%	2023	\$3,600	1		В			
Emergency, Battery	5%	2023	\$1,000	10	\$700	В			
Exit, Service	50%	2023	\$4,000	1		В			
Exterior Lighting									
HID	100%	2023	\$7,300	10	\$100	В			
Alarm									
Security System						_			
No Component	60%					D			
Generic	40%	2023	\$50,400	1	\$6,300	В			
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%						
	Location : Hallways And Outside	_							
	Explanation : CCTV Surveillance Car	mera Syst	em						
Fire/Smoke Detection	600/					Б			
No Component	60%	2022	ф1 70 7 00	1.2	#10.400	D			
Generic	40%	2023	\$172,700	1-3	\$10,400	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Hallways	D11 Gr	A I C I - D	4					
	Explanation: Strobe Lights, Manual	Pull Statu	on And Smoke Det	ectors					

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

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

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

Asset #: 87

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution	100/			2021	ale ale		φ1 100	ъ
Hot Wtr Piping/Pump	40%			2031	* *	4	\$1,100	В
Steam Piping/Pump	60%			2033	* *	4	\$2,500	В
Terminal Devices	1.00/	NT.	Φ 2 0, c00	2022	* *	1	Φ2 100	ъ
Air Handler			\$29,600 t : Severe, Area Aff 109	2033 fected : 2		1	\$3,100	В
Air Handler) Malfuncti	\$7,400 Soning, Extent : Mod Sical Equipment Roc		\$74,100 Area Affected : 100	1 %	\$7,700	В
Convector/Radiator	65%			2028	* *	1	\$11,600	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	25%	Now	\$4,700	2023	\$46,600	1	\$5,800	В
	Location R-22 Refr	n : Basemer igerant, Ex	nt : Moderate, Areo nt Mechanical Roon tent : Light, Area A nt Mechanical Roon	n, 1 Of 2 ffected :	Defective Chiller	Compres	rsors	
Window/Wall Unit	75%			2018	\$84,700	1		В
Distribution								
Chilled Wtr Pipe/Pump	25%			2043	* *	4	\$700	В
No Component	75%							D
Terminal Devices								
Air Handler/Cool/Ht	25%			2023	\$58,300	1	\$8,600	В
No Component	75%							D
Heat Rejection								
Water Cool Tower	25%			2027	* *	2	\$13,900	В
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,900	В
Exhaust Fans								
Interior	100%			2023	\$60,700	2	\$1,700	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$8,200	В
Sanitary Piping Cast Iron	100%			LIFE	**	1		В
			Extent : Moderate, A		ected : 100%			
			zed Steel Througho		• 6			
	Explana	tion : Pipin	ng Nearing End Of	Useful L	ıje			

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

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

Asset #:87

Mechanical	Current Repair	Future I	Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1		В			
	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	В			
Backflow Preventer									
Generic	100%	2031	* *	1	\$3,400	В			
Fixtures									
Generic	100%					В			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *			C			
	Other Observation, Extent : Light, Area	ı Affected : .	100%						
	Location : B, 1, 2, 3, 4								
	Explanation : One Unit								
Fire Suppression									
Standpipe									
Generic	100%	2033	* *	1-5	\$27,900	В			
Sprinkler									
No Component	95%					D			
Generic	5%	2033	* *	1-2	\$800	В			

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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

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	
Total	\$275,700	\$52,300
Priority A	\$152,000	\$52,300
Priority C	\$123,700	
Total	\$275,700	\$52,300

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
Total	\$19,800	\$800	\$1,200	\$8,400
Priority A	\$10,700			\$4,800
Priority B	\$300	\$800	\$600	\$3,600
Priority C	\$8,700	\$100	\$600	
Total	\$19,800	\$800	\$1,200	\$8,400



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

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

HEALTH AND HOSPITALS CORP. - 819 CONEY ISLAND HOSPITAL AMBULANCE

Asset #: 2671

Architecture	Current	Future Replacement		Maintenance					
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior									
Exterior Walls	000/ N	Φ2.c. c00	LIEE	* *	~	ф1 2 2 00			
Masonry: Brick	80% Now Horizontal Cracks, A Location: Main E Jnt Mortar Miss/Ero	ntrance od, Extent : Moderat		: 10%	5	\$12,200	A		
	Location : Through Rusting Masonry Su Location : Over M	pt, Extent : Modera	te, Area A <u>f</u>	fected : 25%					
	Spalling, Extent : Se Location : East Fa		: 10%						
	Other Observation, Location: Through Explanation: Buil				t Current	ly In Operation			
Metal Sect. OHD	20%	0 0	2029	* *	5	\$9,500	A		
Windows Aluminum	100% Now	\$74,300	2049	* *	5	\$900	A		
	Air Infiltration, Exte	Air Infiltration, Extent : Light, Area Affected : 50% Location : Throughout							
	Thermally Inefficient Location : Through	t, Extent : Moderate	, Area Affo	ected : 50%					
Parapets Masonry: Brick	100% Now Cracking/Crumbling Location: Through	hout			5	\$1,900	A		
	Jnt Mortar Miss/Ero Location : Through		e, Area Af	fected : 50%					
Roof Built-Up (BUR)	50% Now	\$41,100	2034	* *			A		
_	Blisters, Extent : Mo Location : Flat Sec		ed : 15%						
	Vegetation Growth, Extent : Moderate, Area Affected : 15% Location : Flat Section								
	Worn/Eroded, Extended Location: Flat Sec		Affected : .	15%					
Modified Bitumen	50%		2024	\$52,300	10	\$9,000	A		
nterior Floors									
Cast in Place Concrete	90% 0-2 Cracking/Crumbling Location : Throug		LIFE , Area Affe	* * ected : 10%	5	\$18,500	С		
Ceramic Tile	5%		2033	* *	5	\$500	С		
Vinyl Tile	5%		2029	* *	3	\$200	C		

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

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

HEALTH AND HOSPITALS CORP. - 819 CONEY ISLAND HOSPITAL AMBULANCE

Asset #: 2671

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$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
	U	0.	Extent: Severe, A	rea Affec	eted : 40%			
	Location	ı : Through	out					
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ed : 50%			
	Location	ı : Through	out					
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	\$1,200	В
AcousTileSusp.Lay-In	5%			2029	* *	5	\$500	В
Exposed Concrete	80%			LIFE	* *	5	\$1,200	В
Plaster	5%			LIFE	* *	5	\$300	В
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Tour Lie	utenant Office					

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	20%			2024	\$2,000	1		В
Under Construction	80%							D
Panelboards								
Fused Disc Sw	5%			2023	\$600	5		В
Molded Case Bkrs	30%			2023	\$3,600	5	\$100	В
Under Construction	65%							D
Wiring								_
Thermoplastic	20%			2024	\$2,000	1		В
Under Construction	80%							D
Motor Controllers								_
Under Construction	100%							D
Ground								_
Grounding Devices								
Under Construction	100%							D
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$5,500	10	\$1,200	В
	T-8 Lamp	s, Extent : N	Moderate, Area Affe	ected : 10	00%			
	Location	ı : Offices						
Under Construction	80%							D
Egress Lighting								
Under Construction	100%							D
Exterior Lighting								
Under Construction	100%							D
-								

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

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

Asset #: 2671

Current Repair	Future Replacement	Maintenance	
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
100%			D
100%			D
	% of Fail Date Estimated Cost Total (Years)	% of Fail Date Estimated Cost FY Total (Years) Fail Date Estimated Cost FY 100%	% of Fail Date Estimated Cost FY Estimated Cost (Yrs) 100%

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source Campus Steam	100% Other Observation, Extent : Light, Area Location : Power Plant	2034 Affected :	* *	1		В
	Explanation : Steam Comes From Adj	acent Pow	er Plant Building			
Distribution Steam Piping/Pump	100% Other Observation, Extent: Severe, Are Location: Throughout Explanation: Under Construction At Damaged By Superstorm Sandy			4 unical Sy	\$300 stems Extensively	В
Terminal Devices	- timingen - y zaprozania					
Air Handler	40% Other Observation, Extent: Light, Area Location: Throughout Explanation: Under Construction At			1	\$1,600	В
Convector/Radiator	10% Other Observation, Extent: Light, Area Location: Throughout Explanation: Under Construction At	2029 Affected :	**	1	\$200	В
Unit Heater-Stm/HW	50%	2024	\$20,100	4	\$400	В
Air Conditioning Energy Source						
Electricity	100%	2032	* *	1		В
Conversion Equipment Ext Pkg Unit - Cooling	25% Other Observation, Extent : Light, Area Location : Throughout			2	\$100	В
	Explanation: Under Construction At					
Window/Wall Unit No Component	25% 50%	2019	\$3,200	1		B D
Ventilation						
Distribution Ductwork/Diffusers No Component	40% 60%	LIFE	* *	2-5	\$1,400	B D
Plumbing	00/0					ע

Plumbing

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

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

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

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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

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

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

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 7239 Lot : 1 BIN : 3337274

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

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



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

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

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	1.50/ 0.2	#100 000	2011	* *			
Copper/Terne	15% 0-2 Deteriorated Finish,		2044 Area Aff				A
	Location: Through		- A CC 4 -	1 . 1000/			
	Other Observation, E Location : Through	out					
	Explanation: Told	, ,	<u></u>				
Masonry: Brick	80% Now Diagonal Cracks, Ex. Location: Corners	\$337,700 tent : Severe, Area	LIFE Affected	* * : 20%	5	\$28,200	A
	Horizontal Cracks, E Location : East Fac		a Affected	d : 20%			
	Jnt Mortar Miss/Eroc Location : East Fac		Area Affe	cted : 50%			
	Rusting Masonry Sup Location : Above Se			ected : 25%			
Masonry: Limestone	5% 0-2 Jnt Mortar Miss/Erod Location : Through	=	LIFE rea Affec	* * ted : 20%	5	\$1,300	A
Windows							
Metal Clad	50% Now Bent/Warped Elemen Location : Stairs	\$156,700 ts, Extent : Modera	2049 ite, Area	* * Affected : 25%	5	\$9,500	A
	Deformed/Dented, Ex Location : Second I		rea Affec	eted : 25%			
	Thermally Inefficient, Location : Through		, Area Aj	ffected : 100%			
Steel	50% Now Corrosion/Rusting, E Location: Through		2049 Area Affe	* * cted : 50%	5	\$19,000	A
	Hardware Missing, E Location : Through		Area Affe	cted : 50%			
	Thermally Inefficient, Location : Through		, Area Aj	ffected : 100%			
	Unit Inoperable, Exte Location : Through		a Affecte	ed : 50%			

Asset #: 67

Architecture	Current Repair	Future Replacement	aintenance		
System Component Type	% of Fail Date Estimated Co. Total (Years)	St Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Parapets Copper/Terne	20% 4+ \$17,200 Broken/Missing Elements, Extent: La Location: Throughout Deformed/Dented, Extent: Moderate Location: Throughout	ight, Area Affected : 5%	5	\$2,400	A
Masonry: Brick	75% Now \$43,200 Diagonal Cracks, Extent: Moderate, Location: Corners Misaligned/Bulging, Extent: Moderate Location: West Facade Vertical Cracks, Extent: Moderate, A Location: Corners	Area Affected : 10% ate, Area Affected : 10%	5	\$3,800	A
Masonry: Limestone	5% 0-2 \$10,400 Jnt Mortar Miss/Erod, Extent : Sever Location : Throughout		5	\$300	A
Roof Built-Up (BUR)	95% Now \$28,60	0 2034 **			A
	Blisters, Extent: Moderate, Area Affa Location: Throughout Vegetation Growth, Extent: Moderate Location: Around Drains Water Penetration, Extent: Moderate Location: Engineering Office Worn/Eroded, Extent: Moderate, Ara Location: Throughout	te, Area Affected : 15% e, Area Affected : 10% ea Affected : 100%			
Skylight, Metal/Glass	5% 0-2 \$9,700 Broken/Missing Elements, Extent : Section : Throughout				A
Interior					
Floors Ceramic Tile	5% 0-2 \$2,10 Cracking/Crumbling, Extent : Moder Location : Throughout		5	\$500	C
Terrazzo	10% 2-4 \$20,000 Cracking/Crumbling, Extent : Moder Location : Throughout		5	\$1,700	С
Vinyl Tile	30% 0-2 \$11,000 Cracking/Crumbling, Extent : Moder Location : Throughout		3	\$2,400	С
Vinyl Tile	35% 0-2 \$6,400 Cracking/Crumbling, Extent: Moder Location: Throughout		3	\$2,800	С
Vinyl Tile	20% Recent Replace Evident, Extent : Ligi Location : Throughout	2034 ** ht, Area Affected : 100%	3	\$2,200	С

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Gypsum Board	15%	0-2	\$4,200	LIFE	* *	5	\$3,000	C
	O	Crumbling, : Through	, Extent : Moderate out	, Area Aj	ffected : 40%			
Plaster	85%	0-2	\$68,700	LIFE	* *	5	\$8,600	C
	O	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 20%		. ,	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$5,200	2037	* *	5	\$3,300	В
		_	nents, Extent : Mod ring Office	erate, Ar	ea Affected : 2%			
			Extent : Moderate, A ring Office	Area Affe	cted : 10%			
Plaster	70%	0-2	\$39,500	LIFE	* *	5	\$9,500	В
	O	Crumbling, : Through	Extent : Severe, A out	rea Affec	ted : 20%		. ,	
	Water Pen	etration, E	Extent : Severe, Ared	a Affecte	d : 20%			
		: Through		-				

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$63,400	5	\$300	В
Raceway								
Conduit	90%			2024	\$18,300	1		В
Conduit	10%			2034	* *	1		В
Panelboards								
Fused Disc Sw	5%			2023	\$1,200	5		В
Fused Knife Sw	10%	2-4	\$2,400	2049	* *	5		В
	Location On Extend	: Basemen	tent : Moderate, Ai					
Fused Toggle Switch	10%	2-4	\$2,400	2049	* *	5		В
		ed Life, Ex : Through	tent : Moderate, Ai out	ea Affec	ted : 100%			
Molded Case Bkrs	30%			2023	\$7,200	5	\$100	В
Molded Case Bkrs	45%			2040	* *	5	\$200	В

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

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

Asset #: 67

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Wiring							
Braided Cloth	70% 2-4	\$18,000	2049	* *	1		В
	Insulation Aged, E. Location : Throu	xtent : Moderate, Are ghout	a Affecte	ed : 100%			
Thermoplastic	20%		2024	\$5,200	1		В
Thermoplastic	10%		2044	* *	1		В
Motor Controllers							
Locally Mounted	100%		2037	* *	5	\$100	В
Lighting							
Interior Lighting							
Fluorescent	90%		2024	\$57,200	10	\$12,000	В
	Location : Through Explanation : Us		Area А <u></u> ijе	гстеа : 100%			
Fluorescent	10%		2034	* *	10	\$1,300	В
	T-8 Lamps, Extent Location : Electr	: Moderate, Area Aff ical Workshop	ected : 10	00%			
Egress Lighting							
Emergency, Battery	10%		2032	* *	10	\$400	В
Emergency, Battery	40%		2019	\$2,100	10	\$1,400	В
Exit, Service	40%		2019	\$800	1		В
Exit, Service	10%		2032	* *	1		В
Exterior Lighting HID	100%		2019	\$4,800	10		В
Alarm							
Fire/Smoke Detection Generic	100%		2029	* *	1-3	\$8,100	В

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2024	\$4,700	1		В
	Other Obs	ervation, Extent : Light, Are	a Affected	: 100%			
	Location	: Power Plant					
	Explana	tion : Steam Comes From Se	parate Po	wer Plant Building			
Distribution							
Steam Piping/Pump	100%		2024	\$100,300	4	\$1,100	В
Terminal Devices							
Convector/Radiator	100%	Now \$6,800	2022	\$135,700	1	\$4,200	В
	Corroded,	Extent : Moderate, Area Aff	ected : 10	%			
	Location	: 1st Floor, 2nd Floor					
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		В

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

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

Mechanical	Cui	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	80%		2019	\$23,600	1		В
No Component	20%						D
Terminal Devices							
Fan Coil - Cooling	20%		2029	* *	1	\$900	В
No Component	80%						D
Heat Rejection							
Air Condenser Unit	20%		2029	* *	2	\$2,000	В
No Component	80%						D
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2019	\$11,000	4	\$1,600	В
	Other Observa	ion, Extent : Light, Area	Affected	: 100%			
	Location: Ba	sement					
	Explanation:	No Access					
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
No Component	80%						D
Generic	20%		2044	* *	1-2	\$800	В
Chemical System							
No Component	80%						D
Generic	20%		2019	\$5,200	1-3	\$11,000	В
	Other Observa	ion, Extent : Light, Area	Affected	: 100%			
	Location : Th	roughout					
	Explanation:	Fire Extinguishers					

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

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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

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

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

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

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$791,600	\$113,400
Interior Architecture	\$54,000	\$203,000
Electrical	\$58,000	\$476,200
Mechanical	\$111,200	\$69,300
Total	\$1,014,800	\$861,900
Priority A	\$791,600	\$113,400
Priority B	\$169,200	\$545,500
Priority C	\$54,000	\$203,000
Total	\$1.014.800	\$861.900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$134,900	\$26,400	\$32,500	\$85,200
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
Total	\$134,900	\$26,400	\$32,500	\$85,200



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

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

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior	•					•		•	
Exterior Walls									
Copper/Terne	5%			2044	* *	10	\$16,600	A	
Masonry: Brick	80%		\$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								
	_	d/Bulging, n : East Fac	Extent : Moderate, cade	Area Afj	fected : 10%				
	Rusting M		ot, Extent : Modera	te, Area I	Affected : 15%				
Masonry: Limestone	5%	Now	\$38,400	LIFE	* *	5	\$5,300	A	
·		r Miss/Ero n : Through	d, Extent : Moderai out	te, Area A	Affected : 15%				
Stucco Cement	5%	0-2	\$10,200	2029	* *	5	\$8,900	A	
		Crumbling 1: Through	Extent : Light, Are out	ea Affect	ed : 10%				
Window Wall	5%	Now	\$16,900	2044	* *	5	\$13,300	A	
		netration, E n : Through	xtent : Light, Area	Affected	: 10%		. ,		
Windows									
Aluminum	100%			2040	* *	5	\$3,100	A	
Parapets									
Masonry: Brick	90%		\$30,700	LIFE	* *	5	\$5,400	A	
	Expansion Int Failure, Extent : Moderate, Area Affected : 20%								
	Location	ı : Through	out						
Masonry: Limestone	5%	0-2	\$3,100	LIFE	* *	5	\$400	A	
	Water Penetration, Extent : Light, Area Affected : 10%								
		ı : Through							
Metal: Cage/Fence	5%		\$300	2029	* *	5	\$1,000	A	
			Extent : Light, Are	ea Affecto	ed : 10%				
	Location	ı : Through	out						

Asset #:89

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Roof Built-Up (BUR)	5% 0-2 Vegetation Growth, Location: Over Co Worn/Eroded, Exten	nopy					A
	Location : Over Co		255 00000	20,0			
Built-Up (BUR)	30% 0-2 Miss/Damaged Flast Location : Penthou	_	2034 erate, Ar	* * ea Affected : 20%			A
Built-Up (BUR)	50%		2029	* *	10	\$23,200	A
Modified Bitumen	10% Recent Installation, Location: 5th Flor	_	2034 Affected	* *	10	\$4,600	A
Traffic Topping	5% 0-2 Blisters, Extent: Lig Location: Through		2024 10%	\$14,000			A
nterior							
Floors							
Cast in Place Concrete	8%		LIFE	* *	5	\$13,500	C
Cast in Place Concrete	2% Recent Replace Evid Location : Through	_	LIFE Area Affe	* * ected : 100%	5	\$3,400	С
Ceramic Tile	4%		2033	* *	5	\$3,100	С
Ceramic Tile	1% Recent Installation, I Location : Through	_	2039	**: 100%	5	\$800	С
Vinyl Tile	25% 0-2 Cracking/Crumbling Location: Through	_	2024 ea Affecte	\$162,200 ed: 20%	3	\$7,200	С
Vinyl Tile	50%		2029	* *	3	\$14,400	С
Vinyl Tile	10% Recent Replace Evid Location : Through	_	2034	* * ected : 100%	3	\$3,800	С
Interior Walls							
Ceramic Tile	1% Recent Replace Evid Location : Through	_	2039 Area Affe	* * ected : 100%	5	\$1,800	С
Ceramic Tile	4%		2033	* *	5	\$7,200	С
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, I Location : 6th Floo	or And Bathrooms		: 30%			
	Explanation : Mold	l And Mildew Prese	nt				

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

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

Asset #:89

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	50%	0-2	\$15,400	2029	* *	5	\$24,000	В
Cracking/Crumbling, Extent: Light, Area Affected: 10%								
	Location	: Through	out					
AcousTileSusp.Lay-In	15%	0-2	\$4,600	2037	* *	5	\$5,800	В
	Misaligned	d/Bulging,	Extent : Moderate,	Area Afj	ected : 30%			
	Location	: Through	out					
Exposed Concrete	10%	2-4	\$12,300	LIFE	* *	5	\$1,200	В
•	ea Affect	ed : 15%						
	Location	: Through	out					
Plaster	25%			LIFE	* *	5	\$12,000	В

Electrical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estima (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment	1.000/			2024	447 000	_	Φ200	-
Fused Disc Sw	100%			2024	\$17,000	5	\$300	В
		rvation, Extent : I	Moderate, A	rea Affe	cted : 100%			
		Electrical Room	14 ' D'		. 6 . 1			
	Explanation	on : One 2000 An	ıps Maın Dı	sconnec	t Switch			
Switchgear / Switchboard	750/			2024	¢50.400	_	¢1.500	D
Molded Case Bkrs	75%			2024	\$59,400 * *	5	\$1,500	В
Molded Case Bkrs	25%			2034	* *	5	\$500	В
Raceway	700/			2024	¢50,000	1		D
Conduit	70%			2024	\$50,900 * *	1		В
Conduit	30%			2034	* *	1		В
Panelboards	1.00/			2022	¢5 400	_	¢200	D
Fused Disc Sw	10%			2023	\$5,400	5	\$200	В
Molded Case Bkrs	60%			2023 2032	\$32,400	5 5	\$1,200	B B
Molded Case Bkrs	30%			2032		3	\$600	В
Wiring Braided Cloth	700/	2-4	¢50 000	2049	* *	1		D
Braided Cloth	70%	2-4 Aged, Extent : Mod	\$58,000			1		В
		rgea, Ехieni . Mod Throughout	иегиге, Агес	і Ајјесте	a. 100%			
		Throughout		2024	ate ate			
Thermoplastic	30%			2034	* *	1		В
Motor Controllers					* 1= = 00	_	***	_
Locally Mounted	70%			2022	\$47,500	5	\$400	В
Locally Mounted	30%			2029	* *	5	\$200	В
Ground								
Grounding Devices	1000/			LIDE	* *	_	Ф1 100	ъ
Generic	100%			LIFE	* *	5	\$1,100	В
Stand-by Power								
Transfer Switches	1,000/			2020	* *		ф 22 000	D
Automatic	100%			2029	* *	1	\$22,900	В
Lighting								

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

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

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

Asset #:89

Electrical	Current R	epair Fu	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	90%	202	4 \$238,800	10	\$42,400	В
	Other Observation, Ex Location : Througho Explanation : T-8 Lo		ffected : 100%			
Fluorescent	10%	203	4 **	10	\$4,700	В
	T-8 Lamps, Extent : M Location : First Floo	loderate, Area Affected : or	100%			
Egress Lighting						
Emergency, Service	5%	203	4 **	1		В
Emergency, Service	45%	202	4 \$3,300	1		В
Exit, Service	50%	202	4 \$3,700	1		В
Exterior Lighting						
HID	100%	201	9 \$27,000	10	\$200	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	203	4 **	1	\$8,400	В
Fire/Smoke Detection						
Under Construction	100%					D

echanical	Current Repair	Future Rep	lacement	M	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ating						
Energy Source						
Campus Steam	100%	2024	\$6,700	1		В
	Other Observation, Extent: I	Light, Area Affected : 1009	%			
	Location : 4th Floor Mecha	ınical Equipment Room				
	Explanation: Steam Comes	From Separate Power Pl	ant Building	•		
Conversion Equipment						
Heat Exchanger	40%	2020	\$4,300	1	\$10,200	В
	Other Observation, Extent: 1	Light, Area Affected : 40%	,)			
	Location : 4th Floor Mecha	ınical Equipment Room				
	Explanation: 2 Units					
No Component	60%					D
	Other Observation, Extent : Light, Area Affected : 0%					
	Location:	3,7 3,7				
	Explanation : Prv Station L	ocated In Power Plant Ru	ildino			
Distribution	Explanation . 1 . V Station E	ocurcu in i over i tuni bii	s			
Hot Wtr Piping/Pump	40%	2032	* *	4	\$1.500	В
Steam Piping/Pump	60%	2034	* *	4	\$1,500	В
Scan r iping/r amp	Other Observation, Extent : 1			7	Ψ1,500	ם
	Location: 1st Floor	20/6	•			
	Explanation: Entire 1st Flo	or Is Undergoing Constru	ection Due T	o Hurrio	vana Sandy	
	Damage	or is ondergoing constru	кион Дие 1	o marric	ине зиниу	

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

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

Asset #:89

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	20%			2024	\$22,000	1	\$6,400	В
Convector/Radiator	40%			2029	**	1	\$6,600	В
Induction Unit	40%			2027	* *	1	\$6,600	В
Air Conditioning							+ -,	
Energy Source								
Electricity	100%			2032	* *	1		В
Conversion Equipment								
Reciprocating	40%			2019	\$69,200	1	\$9,500	В
Compr/Chiller					100/			
			tent : Light, Area A r Mech Room	ffected :	40%			
		i : 4īn F 100	r Mecn Koom					
Window/Wall Unit	40%			2019	\$41,900	1		В
No Component	20%							D
Distribution	40				de de		44.000	_
Chilled Wtr Pipe/Pump	40%			2034	* *	4	\$1,000	В
No Component	60%							D
Terminal Devices	4007			2024	4.50.200		442 5 00	
Air Handler/Cool/Ht	40%			2024	\$69,300	1	\$12,700	В
No Component	60%							D
Heat Rejection	1000/							_
Not Accessible	100%							D
Ventilation								
Distribution	400/			LIDE	* *	2.5	¢11.500	D
Ductwork/Diffusers	40%			LIFE	de de	2-5	\$11,500	В
No Component	60%							D
Exhaust Fans	400/			2024	¢22.500	2	0,000	D
Interior	40%			2024	\$22,500	2	\$600	В
No Component	60%							D
Plumbing II/C Water Pining								
H/C Water Piping	1000/			2034	* *	1		D
Brass/Copper	100%			2034	-1- Tr	1		В
HW Heat Exchanger	100%			2034	* *	4	¢5 100	D
Low Temp		arvation E	Extent : Light, Area			4	\$5,100	В
			xtent : Lignt, Area r - Room 150	Аујестеа	. 100/0			
		i . 1si Fiool tion : 2 Uni						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В
·· · · · · · · · · · · · · · · · · · ·								

Vertical Transport

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

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

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HEALTH AND HOSPITALS CORP. - 819 CONEY ISLAND HOSPITAL HAMMETT

Mechanical	Current Repair	Future Rep	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			C
	Other Observation, Extent: Light, Are	ea Affected : 100	0%			
	Location: 1-6					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$26,900	В

Page: 88

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

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

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

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

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$11,082,900	\$8,711,600
Priority A	\$3,397,100	\$1,514,800
Priority B	\$5,981,500	\$6,653,500
Priority C	\$1,704,300	\$543,300
Total	\$11.082.900	\$8,711,600

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	N	laintenance	
ystem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls	50 /	N	¢146.700	LIDE	*	· ~	¢120.000	
Cast in Place Concrete	5%	Now	\$146,500 ent, Extent : Light, .	LIFE		* 5	\$130,900	A
			sni, Exieni : Ligni, . 5th Floor Sun Sha					
			Extent : Severe, A					
	_	_	out Underside Of A					
Masonry: Brick	60%	Now	\$940,700	LIFE	*		\$314,200	A
y			Extent : Severe, A		cted : 40%		7777,	
	Location .	: Bulkhead	ls, Mechanical Per	ithouse				
	Spalling, Ex	xtent : Sev	ere, Area Affected	: 30%				
	Location .	: Bulkhead	ls, Mechanical Per	ıthouse				
Window Wall	35%			2050	*	* 5	\$687,300	A
			ent, Extent : Light,	Area Aff	ected : 66%			
	Location :	Through	out					
Windows	0.007			20.40	*	÷ ~	Ф 27 0 400	
Aluminum	98%	laca Evida	ent, Extent : Light,	2049		* 5	\$270,400	A
	Location :			лгеи луу	естей . 100/0			
Metal Louvers	2%	1111011311		2039	*	* 10	\$34,500	A
Wetai Louveis		allation. F	Extent : Light, Area		1: 100%	10	\$34,500	Λ
	Location .		_	33				
Parapets								
Masonry: Brick	70%	0-2	\$614,800	LIFE	*	* 5	\$35,800	A
			xtent : Severe, Are	a Affecte	ed: 100%			
	Location :		3					
			pet Walls Were Rep					
Masonry: Limestone	10%	Now	\$106,200	LIFE	*	* 5	\$6,400	A
	_	_	Extent: Light, Are	ea Affect	ed : 10%			
	Location :	U	out l, Extent : Moderat	to Amon	Affacted 100/			
	Location :			e, Area I	Ajjeciea : 10%			
		_	ли Extent : Moderate	Area A	ffected · 75%			
	Location :			, 1110011	jjecica : 7570			
Metal Rail	20%	0-2	\$54.100	2037	*	* 5	\$72,500	A
Mount Run	,,		Extent : Moderate		ffected : 20%	5	Ψ12,500	11
	Location :	0.						

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

Asset #: 88

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Roof							
Built-Up (BUR)	70% Now Blisters, Extent: Mode Location: Over 11th		2034 ed : 25%	* *			A
	Drains Clogged, Exten Location : Adjacent	To 11th Floor Me	chanical	Room			
	Patching Evident, Ext Location : Over 11th	ı Floor					
	Worn/Eroded, Extent . Location : Over 11th		Affected .	: 25%			
Copper/Terne	5% 0-2 Deformed/Dented, Ext Location : Througho		2052 Affected	**			A
IRMA/Protected Membrane	15% Now	\$426,800	2034	* *			A
	Drains Inad/Misposn, Location: Over 8th		e, Area A	ffected : 5%			
	Water Penetration, Ex Location: Over 8th		Area Affe	cted : 5%			
	Worn/Eroded, Extent . Location : Over 8th .		Affected .	: 10%			
Panel/Paver: Cer/Brk	2% Now Vegetation Growth, E. Location : Various L	· ·			of		A
Traffic Topping	8% 0-2 Cracking/Crumbling, Location: Througho	\$13,900 Extent : Severe, A	2024	\$138,800			A

Interior

Asset #: 88

Architecture	Cu	rrent Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior				•				•
Floors			*** 000			_		~
Cast in Place Concrete	Broken/Missin Location: Ba Cracking/Crun Location: M Other Observe	asement L nbling, Ex lechanical ation, Exte asement M	\$55,000 s, Extent: Seve coading Dock Ar tent: Light, Are Space / Baseme nt: Severe, Are lechanical Space	rea ea Affecto ent Loadi a Affecte	ed : 10% ing Dock Area	5	\$116,700	С
Ceramic Tile		_	\$102,600 tent : Light, Are	2033 ea Affecte	* * ed : 10%	5	\$26,700	С
Quarry Tile			\$152,100 tent : Light, Are	2037 ea Affecte	* * ed : 10%	5	\$40,000	С
Raised Access Floor	2%			2033	* *	5	\$80,000	С
Terrazzo			\$147,600 tent : Moderate	LIFE , Area Aj	* * ffected : 5%	5	\$25,000	С
Vinyl Tile		_	\$1,080,000 tent : Moderate	2029 e, Area Aj	* * ffected : 20%	3	\$240,000	С
Vinyl Tile	Location : M	R I / Rad	nt : Light, Area iology Suite nsity Vinyl With			3	\$60,000	С
Wood	5%	ition, Exte hysical Th	nt : Severe, Are erapy Suite	2052	* *	5	\$100,000	С
Interior Walls	<i></i>			2022	ale ale	_	# 60 000	a
Ceramic Tile Concrete Masonry Unit	Cracking/Crun Location: M Misaligned/Bu Location: M	echanical lging, Ext echanical	\$76,900 tent : Light, Arc Room In Basen ent : Light, Arc Room Penthou tent : Moderate	nent a Affecte se West V	d : 5% Wall Shifted By Ap	5 5 pprox. 1.5	\$69,800 \$69,800 Inches At Base	C C
	Location : V	arious Loc	cations In Baser	nent Mec	hanical Room			
Glass: Single Pane	2%			LIFE	* *	5	\$17,400	С
Gypsum Board	15%			LIFE	* *	5	\$104,700	C
Marble Panels	2%			LIFE	* *	_	¢100 100	C
Plaster	35%			LIFE	* *	5	\$122,100	C C
SGFT/Glazed Masonry	25%			LIFE				<u> </u>

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	* *	5	\$133,300	В
AcousTileSusp.Lay-In	25%			2037	* *	5	\$266,700	В
Exposed Concrete	5%			LIFE	* *	5	\$8,300	В
-	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Mechani	cal Penthouse					
Metal Panel	30%			LIFE	* *	5	\$400,000	В
Plaster	30%	Now	\$83,400	LIFE	* *	5	\$200,000	В
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 30%			
	Location	: 14th Flo	or Office, Radiolog	y, Pedia	trics			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Tail Date Estimated Cost (Years)	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	В
Tused Disc 5w		rvation, Extent : Moderate, A			3	Ψ1,000	ъ
		Electrical Room	irea rijje	.c.ca . 10070			
	Explanatio	on : Two 3000 Amps Main D	isconnec	ct Switch For Section	ons C &	D	
Under Construction	50%						D
0		rvation, Extent : Light, Area	Affected	!: 0%			
	Location :	C					
	Explanatio	on : Water Damage Caused I	By Super	Storm Sandy			
Transformers							
Dry Type	100%		2029	* *	5	\$2,700	В
	Other Obser	rvation, Extent : Moderate, A	rea Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	on : One 500 Kva 480hv-208	/120lv				
Switchgear / Switchboard							
Air Circuit Breaker	50%		2024	\$206,000	5	\$1,900	В
Under Construction	50%						D
Raceway							_
Conduit	80%		2024	\$458,200	1		В
Under Construction	20%						D
Panelboards							
Fused Disc Sw	10%		2023	\$57,600	5	\$1,700	В
Molded Case Bkrs	50%		2023	\$288,200	5	\$9,500	В
Molded Case Bkrs	10%		2049	* *	5	\$1,900	В
Molded Case Bkrs	20%		2032	* *	5	\$3,800	В
Under Construction	10%						D

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

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

Asset #: 88

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Wiring							_
Braided Cloth	60% 2-4	. ,	2049	**	1		В
	Insulation Aged, Location : Thro	Extent : Moderate, Are ughout	ea Affecte	ed : 100%			
Thermoplastic	20%		2034	* *	1		В
Thermoplastic	10%		2054	* *	1		В
Under Construction	10%						D
Motor Controllers							
Locally Mounted	5%		2022	\$54,300	5	\$200	В
Locally Mounted	5%		2037	* *	5	\$200	В
Motor Control Center	45%		2022	\$488,700	5	\$8,900	В
Under Construction	45%						D
Ground							
Grounding Devices							
Under Construction	50%						D
Generic	50%		LIFE	* *	5	\$5,300	В
Stand-by Power							
Transfer Switches	• • • •						_
Automatic	30%		2037	**	1	\$66,700	В
Automatic	70%		2022	\$8,100	1	\$155,700	В
Lighting							
Interior Lighting	7 00/		2024	Φ1 0 2 0 000	10	#22 < 000	ъ
Fluorescent	50%	Estant Malanata	2024	\$1,839,800	10	\$326,800	В
		n, Extent : Moderate, A	А геа Ајје	ciea : 100%			
		ughout The Building					
	Explanation : T	-o Lamps	2020	* *	10	Φς 7, 400	
Fluorescent	10%	Fortent Madamata	2029		10	\$65,400	В
		n, Extent : Moderate, A	<i>Area А</i> ЈЈе	стеа : 100%			
		ughout the Building					
	Explanation: T	-3 Lamps	•010	****		*****************	
Fluorescent	20%	T	2019	\$735,900	10	\$130,700	В
		n, Extent : Moderate, A	Area Affe	cted : 100%			
		ughout The Building					
	Explanation : T	-12 Lamps					
Fluorescent	10%		2034	* *	10	\$65,400	В
	_	t : Moderate, Area Aff	ected : 10	00%			
	Location : First	Floor					
Under Construction	10%						D
Egress Lighting					_		
Emergency, Service	40%		2024	\$41,100	1		В
Emergency, Service	10%		2034	* *	1		В
Emergency, Battery	10%		2024	\$25,700	10	\$17,200	В
Exit, Service	30%		2019	\$30,800	1		В
Exit, Service	10%		2034	* *	1		В
Exterior Lighting	1000/		2010	Φαζα 100	10	Φ2.200	ъ
HID	100%		2019	\$262,400	10	\$2,200	В

Alarm

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

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

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

Asset #: 88

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	70%						D
Generic	30%		2032	* *	1	\$81,000	В
Fire/Smoke Detection							
No Component	60%						D
Generic	40%		2029	* *	1-3	\$178,200	В

Mechanical		Current Rep	air	Futur	e Replacen	nent	M	aintenance	
ystem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating									
Energy Source	1000/			2024		ste ste			-
Campus Steam	100%	E		2034	. 1000/	* *	1		В
		ervanon, Exter : Basement	nt : Light, Area	Ајјестеа	: 100%				
			omes From Sep	arata Pos	var Plant R	uildina			
Conversion Equipment	Елринин	ion . Sieum Co	mes From Sep	uruie I O	ver i tunt Di	uuung	<u> </u>		
Heat Exchanger	70%			2027		* *	1	\$246,700	В
110m 2.101m.ge1		ervation, Exte	nt : Light, Area		: 70%		-	Ψ2.0,700	_
			st Floor; 2 U			Mecha	ınical Eq	uipment Room	
	Explanat	ion: 6 Units							
Pres. Reducing Valve/L	P 30%			2027		* *	5	\$12,700	В
Steam									
Distribution									
Hot Wtr Piping/Pump	70%			2032		* *	4	\$36,900	В
			ight, Area Affec						
			Piping In Mech		ooms				
Steam Piping/Pump	30%	Now	\$74,100	2034		* *	4	\$10,500	В
	Steam Traps Faulty, Extent : Moderate, Area Affected : 20% Location : Vacuum Pump Is Leaking In Sub Basement								
			-						
		ervation, Exter : Various Loc	nt : Light, Area	Ађестеа	: 10%				
			anons Of Insulation N	Aiccina					
Terminal Devices	Ехриании	ion . I ornons	Of Insulation N	aissing					
Air Handler	30%			2019	\$1,14	3.900	1	\$132,200	В
Convector/Radiator	70%	Now	\$93,500	2029	+ - , - · ·	* *	1	\$145,000	В
		ervation, Exte	nt : Light, Area	Affected	: 10%			, ,	
	Location	: Throughout							
	Explanat	ion : Thermos	tatic Valves Ne	ed Repair	r Or Replac	ement			
r Conditioning									
Energy Source				• • • • •					_
District C.W.	5%	T.	. 1: 1. 4	2044	50/	* *	1		В
		ervation, Exte : 4th Floor O	nt : Light, Area f New Wing	Ајјестеа	. 570				
		-	New Wing Vater Supplied	Ry Powe	r Plant				
Electricity	95%	ion . Chinea i	, a.c. supplied	2032		* *	1		В
Electricity	7,570			2032			1		ъ

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

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

Asset #: 88

Mechanical	Current Repair		Futur	e Replacement	М			
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment							*** 100	_
Centrifugal, Elec Chiller				2033	* *	1	\$23,100	В
	Location : I		Extent : Light, Area	Affected	: 100%			
			Serve Labor And I	Dalinam				
Contributed Flor Chiller		a. Onus	Serve Labor Ana 1		\$20,100	1	¢15 400	D
Centrifugal, Elec Chiller		vation. F	extent : Severe, Are	2020 a Affecte	\$38,100 ed: 100%	1	\$15,400	В
	Location : H			ci 11jj c c i c				
		-	xtended Life / Serv	es Emerg	gency Room			
Int Pkg Unit - Cooling	10%			2018	\$910,800	2	\$4,400	В
in ing chit cooming		vation, E	xtent : Moderate, A			_	φ.,.σσ	-
	Location:							
	Explanation	n : Many	Units On Extende	d Life				
Ext Pkg Unit - Cooling	20%			2024	\$652,900	2	\$8,700	В
	Other Observ	vation, E	xtent : Light, Area	Affected	: 100%			
	Location:	Various	Locations					
	Explanation	n : Split	Systems					
Window/Wall Unit	60%			2017	\$872,300	1		В
No Component	5%							D
Distribution								
Chilled Wtr Pipe/Pump	5%			2034	* *	4	\$1,800	В
No Component	95%							D
Terminal Devices								
Air Handler/Cool/Ht	5%			2024	\$142,700	1	\$22,000	В
No Component	95%							D
Heat Rejection	200/			2024	¢002.700	2	¢00.200	D
Remote Air Cond	20%			2024 2018	\$802,700	2	\$99,300	В
Water Cool Tower	10%	Life Ex	tent : Moderate, Ai		\$192,800	2	\$71,700	В
			erves Nuclear Medi		ieu . 100/0			
N. C.		nooj / Be	rves iviiciear ivieai	Cire				D
No Component	70%							D
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$397,400	В
Exhaust Fans	10070			LII L		23	Ψ371,400	ь
Interior	90%			2019	\$703,600	2	\$19,600	В
		Life, Ex	tent : Moderate, A			_	Ψ12,000	ے
	Location:			55				
Roof	10%			2024	\$56,200	2	\$2,200	В
Plumbing					. ,			
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		В

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2034	* *	4	\$70,500	В
	Other Observation, Extent: Light, Are					
	Location: 1st Floor Mechanical Equ	uipment Ro	oom			
	Explanation: 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2024	\$11,000	4	\$2,500	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent: Light, Are	ea Affected	! : 100%			
	Location: (8) 1-11 (1) 1-7					
	Explanation: 9 Units					
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$372,700	В
Sprinkler						
No Component	80%					D
Generic	20%	2034	* *	1-2	\$39,900	В
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

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

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

Areas Surveyed : Basement, Roof, Floors 1

Block : 7239 Lot : 1 BIN : 3337274

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

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



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

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

rchitecture	Current Rep	air	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	<u> </u>						•
Exterior Walls					_		
Masonry: Brick	90% Now Diagonal Cracks, Exten Location: West Facad Horizontal Cracks, Exte	le			5	\$17,200	A
	Location : West Facad Misaligned/Bulging, Ext	le tent : Severe, Ar					
M 10 0MD	Location : West Facad		2020	di di		Φ2.000	
Metal Sect. OHD	10% 0-2 Other Observation, Exte Location : Throughout Explanation : Cracks	_	2029 Affected	**: 10%	5	\$3,000	A
Windows							
Aluminum	25% 0-2 Ctrwt/Balnc Not Funct, Location: Throughout	_	2040 Area Affe	* * cted : 10%	5	\$300	A
Steel	75% Now Corrosion/Rusting, Exte Location: Throughout		2049 Area Affe	* * cted : 25%	5	\$10,900	A
	Glazing Broken/Cracked Location : Throughout		rate, Are	ea Affected : 25%			
	Thermally Inefficient, Ex Location : Throughout		e, Area A	ffected : 100%			
Parapets							
Masonry: Brick	70% Now Diagonal Cracks, Exten Location : Corners	\$107,500 t : Moderate, Ar	LIFE ea Affect	* * ted : 10%	5	\$6,300	A
	Jnt Mortar Miss/Erod, E Location : Throughout		e, Area A	Affected : 50%			
	Vertical Cracks, Extent . Location : West Facad		a Affecte	d : 10%			
Metal Rail	10% 0-2 Deformed/Dented, Exter Location : Throughout	-	2037 Affected :	**	5	\$6,300	A
Stucco Cement	20% 0-2 Diagonal Cracks, Exten Location: Throughout	-	2037 Effected :	**	5	\$2,300	A
	Other Observation, Exte Location : Interior Fac Explanation : Stucco O	nt : Moderate, A ce Of New Mech	anical A	rea			

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

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

Asset #:90

Architecture	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior						
Roof Modified Bitumen	10% 0-2	\$4,000 2029	* *			٨
Modified Bituilien	Punct/Tear/Impact Damage, Location: Throughout	. ,				A
Modified Bitumen	30% 0-2 Punct/Tear/Impact Damage, Location: Throughout	\$12,100 2024 Extent : Light, Area	\$120,900 Affected : 10%			A
Single Ply Membrane	40% 0-2	\$9,300 2029	* *			A
Ç ,	Punct/Tear/Impact Damage, Location : Throughout	Extent: Light, Area	Affected : 10%			
Skylight, Metal/Glass	5% Now 5	\$102,200 2034	* *			A
	Glazing Broken/Cracked, Ex Location: Throughout Water Penetration, Extent:					
	Location : Throughout					
Sloped Glazing	15% Now S Water Penetration, Extent : Location : Throughout	\$121,500 LIFE Light, Area Affected :	**	5	\$139,500	A
Interior						
Floors Cast in Place Concrete	95%	LIFE	* *	5	\$57,900	С
Cast III I face Concrete	Repairs in Progress, Extent Location: Throughout		: 66%	3	\$37,900	C
Ceramic Tile	2%	2033	* *	5	\$600	С
Vinyl Tile	3%	2024	\$7,000	3	\$300	C
	Repairs in Progress, Extent Location: Throughout	: Light, Area Affected	: 66%			
Interior Walls						
Concrete Masonry Unit	10% 0-2 Cracking/Crumbling, Extent Location: Throughout	\$7,000 LIFE : Light, Area Affected	* * l : 20%	5	\$600	С
Masonry: Brick	90% 0-2 Cracking/Crumbling, Extent Location : Throughout	\$27,500 LIFE : Light, Area Affected	* * l : 10%			С
Ceilings						
Exposed Concrete	100% 0-2 Cracking/Crumbling, Extent Location : Throughout	\$44,500 LIFE : Light, Area Affected	* * l : 10%	5	\$4,400	В

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

Under 600 Volts

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

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

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

Asset #:90

Electrical	Current Repair	pair Future Replacement Maintenance			aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2024	\$1,600	5		В
	Other Observation, Extent : Modera	te, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Two 5000 Amps Ma	in Disconnec	t Switch			
Air Circuit Breaker	50%	2034	* *	5		В
	Other Observation, Extent: Modera	te, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Two 2500 Amps Ma	in Disconnec	t Switch			
Switchgear / Switchboard						
Molded Case Bkrs	70%	2034	* *	5	\$200	В
Molded Case Bkrs	30%	2024	\$166,100	5	\$100	В
Raceway						
Conduit	80%	2024	\$390,700	1		В
Conduit	20%	2034	* *	1		В
Panelboards						
Fused Disc Sw	10%	2023	\$5,800	5		В
Molded Case Bkrs	50%	2023	\$28,800	5	\$200	В
Molded Case Bkrs	40%	2032	* *	5	\$100	В
Wiring						
Braided Cloth	40% 2-4 \$10,30	00 2049	* *	1		В
	Insulation Aged, Extent: Moderate,	Area Affecte	d : 100%			
	Location : Throughout					
Thermoplastic	40%	2034	* *	1		В
Under Construction	20%					D
Motor Controllers	-0,0					
Locally Mounted	20%	2029	* *	5		В
Motor Control Center	60%	2022	\$18,500	5	\$200	В
Under Construction	20%	2022	Ψ10,200	J	Ψ200	D
Ground	2070					
Grounding Devices						
Generic	50%	LIFE	* *	5	\$100	В
Generic	50%	LIFE	* *	5	\$100	В
Stand-by Power	3070				Ψ100	
Transfer Switches						
Automatic	100%	2029	* *	1	\$3,900	В
Generators	100,0	2027			Ψ2,200	
Diesel	100%	2027	* *	1	\$4,800	В
Biesei	Other Observation, Extent : Modera		cted : 100%	1	Ψ1,000	D
	Location: First Floor	,				
	Explanation: Two 1200 Kw					
Batteries	p.c					
Lead/Acid	50%	2017	\$300	5	\$200	В
Nickel Cadmium	50%	2017	\$300	5	\$1,400	В
THEREI Caulillulli	3070	2017	ψ500	5	Ψ1,700	<u> </u>

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

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

Asset #:90

Electrical	Current Repair	Future	Replacement	M						
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Stand-by Power										
Fuel Storage										
Day Tank	70%	2032	* *	5	\$2,400	В				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : First Floor									
	Explanation: Two 150 Gallo	ons								
Main Tank	30%	2039	* *	5	\$200	В				
	Other Observation, Extent : M Location : First Floor Explanation : One 8000 Gall		ted : 100%							
Lighting										
Interior Lighting										
Fluorescent	20%	2029	* *	10	\$3,400	В				
	T-8 Lamps, Extent : Moderate, Location : Work Shop	Area Affected : 100	0%							
HID	50%	2019	\$33,800	10	\$300	В				
Under Construction	30%					D				
Egress Lighting										
Emergency, Service	50%	2024	\$1,300	1		В				
Emergency, Service	10%	2029	* *	1		В				
Emergency, Battery	5%	2024	\$300	10	\$200	В				
Exit, Service	35%	2024	\$900	1		В				
Exterior Lighting										
HID	100%	2024	\$4,500	10		В				
Alarm										
Fire/Smoke Detection										
Generic	100%	2024	\$128,500	1-3	\$7,700	В				

Mechanical	Current Repai	r	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating									
Energy Source									
Fuel Oil No 6	100% Now	\$45,500	2054	* *	5	\$2,900	В		
	Other Observation, Extent	: Light, Area	Affected	: 100%					
	Location: Throughout								
	Explanation : Under Cor By Superstorm Sandy	struction At T	The Time	Of Survey - Buildi	ng Exten	sively Damaged			
Conversion Equipment									
Steam Boiler	100% Now	\$89,900	2044	* *	1	\$16,600	В		
	Other Observation, Extent	: Light, Area	Affected	: 100%					
	Location : Basement Boi	Location: Basement Boiler Room							
	Explanation : 3 Very Ola Mobile Boiler Is On Site	Steam Boiler	s - Unde	rgoing Constructio	on At The	Time Of Survey.			

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

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

Asset #:90

Total (Years) FY (Yrs) Code	Mechanical	Current F	Current Repair Future Replacement Maintenance				aintenance	
Distribution Steam Piping/Pump 100% Now \$128,900 2054 ** * 4 \$900 B			Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Steam Piping/Pump	Heating							
Corroded, Extent: Moderate, Area Affected: 25% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: Provides Steam To The Other Campus Buildings - Undergoing Construction Ar The Time Of Survey		1000/ 37	Φ1 2 0 000	2054	ماد ماد		Φ000	ъ
Other Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: Provides Steam To The Other Campus Buildings - Undergoing Construction Ar The Time Of Survey	Steam Piping/Pump	Corroded, Extent : M	loderate, Area Affe			4	\$900	В
Terminal Devices		Other Observation, E	Extent : Light, Area	Affected	: 100%			
Terminal Devices Fan Coil Unit/Heat		=		Other Ca	mpus Buildings - U	Indergoi	ing Construction	
Conditioning Energy Source Campus Steam 100% 2034 ** 1 B								
Energy Source		100%		2024	\$276,400	1	\$6,000	В
Campus Steam	Air Conditioning							
Campus claim	~·							
Absorption		100%		2034	* *	1		В
Chiller/Direct Fire								
Other Observation, Extent: Light, Area Affected: 100% Location: 1 St Floor Explanation: 2 Units. Lithium Bromide Is The Refrigerant Used		100%		2029	* *	1	\$20,100	В
Location : 1st Floor Explanation : 2 Units. Lithium Bromide 1s The Refrigerant Used	Chiller/Direct Fire							
Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used				Affected	: 100%			
Heat Rejection Water Cool Tower 100% 2025 \$53,000 2 \$18,700 B								
Water Cool Tower 100% 2025 \$53,000 2 \$18,700 B		Explanation: 2 Un	its. Lithium Bromia	le Is The	Refrigerant Used			
Ventilation								
Exhaust Fans Roof 70% 2024 \$10,300 2 \$400 B Wall Unit 30% 2024 \$8,400 2 \$200 B Plumbing	Water Cool Tower	100%		2025	\$53,000	2	\$18,700	В
Roof 70% 2024 \$10,300 2 \$400 B Wall Unit 30% 2024 \$8,400 2 \$200 B Plumbing H/C Water Piping Galv Iron/Steel 100% 2029 ** 1 B B HW Heat Exchanger Low Temp 100% 2034 ** 4 \$1,800 B Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Provides Hot Water To Adjacent Building Sanitary Piping Cast Iron 100% Now \$40,100 LIFE ** 1 B Damaged, Extent : Light, Area Affected : 100% Location : 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 B Damaged, Extent : Severe, Area Affected : 100% Location : 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement Fixtures	Ventilation							
Wall Unit 30% 2024 \$8,400 2 \$200 B								
H/C Water Piping Galv Iron/Steel 100% 2029 ** 1 B							,	
H/C Water Piping Galv Iron/Steel 100% 2029 ** 1 B		30%		2024	\$8,400	2	\$200	В
Galv Iron/Steel 100% 2029 ** 1 B	Plumbing							
HW Heat Exchanger Low Temp 100% 2034 ** 4 \$1,800 B Other Observation, Extent: Light, Area Affected: 100% Location: 1st Floor Explanation: Provides Hot Water To Adjacent Building Sanitary Piping Cast Iron 100% Now \$40,100 LIFE ** 1 B Damaged, Extent: Light, Area Affected: 100% Location: 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 B Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement								
Low Temp 100% 2034 ** 4 \$1,800 B Other Observation, Extent: Light, Area Affected: 100% Location: 1st Floor Explanation: Provides Hot Water To Adjacent Building Sanitary Piping Cast Iron 100% Now \$40,100 LIFE ** 1 B Damaged, Extent: Light, Area Affected: 100% Location: 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 B Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement		100%		2029	* *	1		В
Other Observation, Extent: Light, Area Affected: 100% Location: 1st Floor Explanation: Provides Hot Water To Adjacent Building Sanitary Piping Cast Iron 100% Now \$40,100 LIFE ** 1 B Damaged, Extent: Light, Area Affected: 100% Location: 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 B Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement								
Location: 1st Floor Explanation: Provides Hot Water To Adjacent Building Sanitary Piping Cast Iron 100% Now \$40,100 LIFE ** 1 B Damaged, Extent: Light, Area Affected: 100% Location: 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 B Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement	Low Temp					4	\$1,800	В
Sanitary Piping Cast Iron 100% Now \$40,100 LIFE ** 1 B Damaged, Extent: Light, Area Affected: 100% Location: 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 B Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement			_	Affected	: 100%			
Sanitary Piping Cast Iron 100% Now \$40,100 LIFE ** 1 Damaged, Extent: Light, Area Affected: 100% Location: 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 B Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement								
Cast Iron 100% Now \$40,100 LIFE *** 1 B Damaged, Extent: Light, Area Affected: 100% Location: 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE *** 1 B Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 *** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement		Explanation : Provi	ides Hot Water To 1	Adjacent	Building			
Damaged, Extent: Light, Area Affected: 100% Location: 1st Floor And Basement Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement								_
Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement	Cast Iron				* *	1		В
Storm Drain Piping Cast Iron 100% Now \$25,800 LIFE ** 1 Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement Fixtures				: 100%				
Cast Iron 100% Now \$25,800 LIFE ** 1 B Damaged, Extent: Severe, Area Affected: 100% Location: 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement		Location : 1st Floo	r And Basement					
Damaged, Extent : Severe, Area Affected : 100% Location : 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement Fixtures								
Location : 1st Floor And Basement Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement Fixtures	Cast Iron					1		В
Sump Pump(s) Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement Fixtures				d : 100%				
Rigid Piping 100% 0-2 \$11,000 2034 ** 4 \$1,600 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Basement Fixtures		Location: 1st Floo	r And Basement					
On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement Fixtures	1 1 1							
Location : Basement Fixtures	Rigid Piping					4	\$1,600	В
Fixtures				rea Affec	ted : 100%			
		Location : Basemer	nt					
Generic 100% B	Fixtures							
	Generic	100%						В

Fire Suppression

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$104,800	\$279,400
Interior Architecture		\$273,500
Electrical	\$110,300	
Mechanical		\$381,900
Total	\$215,100	\$934,800
Priority A	\$104,800	\$279,400
Priority B	\$110,300	\$539,400
Priority C		\$115,900
Total	\$215,100	\$934.800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$97,200	\$137,500	\$79,200	\$129,300
Priority A	\$10,500			\$35,800
Priority B	\$86,700	\$121,700	\$79,200	\$93,600
Priority C		\$15,800		
Total	\$97,200	\$137,500	\$79,200	\$129,300



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

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

Asset #: 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
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
	Location Water Per	a: At Tower	e, Extent : Modera r Building Entranc Extent : Moderate, A ical Room	e				
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$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	В
Gypsum Board	70%			LIFE	* *	5	\$157,500	В

lectrical	Current Repair	Future Repla	cement	M	aintenance		
estem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2044	* *	5	\$300	В	
	Other Observation, Extent : Modera	ite, Area Affected : 1	00%				
	Location : Electrical Room						
	Explanation : One 4000 Amps Ma	in Disconnect Switch	!				
Fused Disc Sw	50%	2044	* *	5	\$300	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation : One 800 Amps Main	n Disconnect Switch	For Emerg	ency			
Switchgear / Switchboard							
Air Circuit Breaker	100%	2044	* *	5	\$600	В	
Raceway							
Conduit	100%	2044	* *	1		В	

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

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

Asset #: 14325

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

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

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

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

Asset #: 14325

Mechanical	Current Repair		Future 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	В
			Extent : Light, Area	Affected	: 100%			
			lant Building					
		tion : Loca	ted In Power Plant					
Pres. Reducing Valve/LI Steam	P 40%			2033	* *	5	\$2,900	В
Distribution								
Hot Wtr Piping/Pump	60%			2040	* *	4	\$5,300	В
Steam Piping/Pump	40%	Now	\$6,700	2050	* *	4	\$2,400	В
			Extent : Moderate,	Area Aff	fected : 5%			
	Location	: Through	out					
Terminal Devices								
Air Handler	40%			2029	* *	1	\$29,800	В
Fan Coil Unit/Heat	30%			2032	* *	1	\$11,700	В
Induction Unit	30%			2033	* *	1	\$11,700	В
Air Conditioning								
Energy Source								
District C.W.	100%			2050	* *	1		В
			Extent : Light, Area	Affected	: 100%			
			lant Building					
	Explana	tion : Chill	ed Water Comes Fr	om Powe	er Plant			
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$8,900	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$74,400	В
Heat Rejection								
Water Cool Tower	100%			2025	\$342,600	2	\$121,100	В
			Extent : Light, Area	Affected	: 100%			
		: Power P						
	Explana	tion : Powe	r Plant Roof					
Ventilation								
Distribution	1000/			LIDE	ale ale	2.5	Φ.C. 100	ъ
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$67,100	В
Exhaust Fans	1.000/			2020	ale ale	2	Φ2.700	ъ
Roof	100%			2029	* *	2	\$3,700	В
Plumbing								
H/C Water Piping	1000/			2011	* *	1		D
Brass/Copper	100%			2044	* *	1		В
HW Heat Exchanger	1000/			2044	* *	4	¢17.000	ъ
Low Temp	100%			2044		4	\$17,800	В
			Extent : Light, Area	Affected	: 100%			
			r - Room 191					
G '' D''	Explana	tion : 2 Un	IIS					
Sanitary Piping	1000/			THE	* *	1		D
Cast Iron	100%			LIFE	* *	1		В

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

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

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

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

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
Total	\$1,825,000	\$487,400
Priority A	\$1,276,700	\$132,600
Priority B	\$490,000	\$354,800
Priority C	\$58,300	
Total	\$1,825,000	\$487,400

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



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

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

Asset #: 1003

chitecture	Current Repair	Future Repla	cement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior						
Exterior Walls Masonry: Brick	98% Now \$298,10 Diagonal Cracks, Extent : Moderate Location : Bulkheads		* *	5	\$49,800	A
	Jnt Mortar Miss/Erod, Extent : Mod Location : Throughout	lerate, Area Affected	: 50%			
	Rusting Masonry Supt, Extent : Moa Location : Bulkheads	lerate, Area Affectea	l : 20%			
Masonry: Marble	2%	LIFE	* *	5	\$800	A
Windows						
Steel	100% Now \$686,80 Corrosion/Rusting, Extent : Modera Location : Throughout	te, Area Affected : 2		5	\$82,800	A
	Deteriorated Finish, Extent: Moder Location: Throughout					
	Thermally Inefficient, Extent : Mode Location : Throughout	erate, Area Affected .	: 30%			
Parapets Masonry: Brick	90% Now \$98,20 Jnt Mortar Miss/Erod, Extent : Mod Location : Throughout Spalling, Extent : Moderate, Area A Location : Interior Face	lerate, Area Affected	* * : 50%	5	\$8,600	A
Masonry: Marble	10% Now \$25,00 Jnt Mortar Miss/Erod, Extent : Mod Location : Coping Misaligned/Bulging, Extent : Light, Location : Coping At East Parapet	lerate, Area Affected Area Affected : 5%	* * : 50%	5	\$1,200	A
	Caulking Deteriorated, Extent: Mod Location: Coping	derate, Area Affected	d : 50%			
Roof						
Built-Up (BUR)	100% Now \$193,70 Miss/Damaged Flashings, Extent: N Location: Throughout	Moderate, Area Affeo				A
	Water Penetration, Extent: Modera Location: Various Rooms On Seco Worn/Eroded, Extent: Moderate, A	ond Floor	0%			
	Location: Throughout					

Interior

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

Asset #: 1003

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	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%		\$58,300	2031	* *	3	\$2,600	C
			Extent: Moderate	, Area Aj	ffected : 25%			
		ı : Basemen						
			: Moderate, Area	Affected .	: 25%			
	Location	ı : Basemen	nt .					
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	В
AcousTileSusp.Lay-In	40%			2034	* *	5	\$18,400	В
AcousTileSusp.Lay-In	2%	Now	\$7,400	2041	* *	5	\$500	В
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	i : Room B3	32					
	Worn/Ero	ded, Extent	: Severe, Area Affe	ected : 50	0%			
	Location	a : Room B3	32					
Exposed Concrete	15%			LIFE	* *	5	\$1,100	В
Gypsum Board	30%			LIFE	* *	5	\$17,300	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2021	\$3,200	5	\$1,000	В
	Other Observation, Extent: Moder	ate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : No Available Name	eplate Ratings				
Switchgear / Switchboard						
Molded Case Bkrs	90%	2021	\$42,800	5	\$900	В
Molded Case Bkrs	10%	2041	* *	5	\$100	В
Raceway						
Conduit	90%	2021	\$23,300	1		В
Conduit	10%	2041	* *	1		В

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

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

Asset #: 1003

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							•
Panelboards								
Molded Case Bkrs	20%			2037	* *	5	\$200	В
Molded Case Bkrs	80%			2020	\$28,800	5	\$800	В
Wiring								
Braided Cloth	70%	2-4	\$19,400	2046	* *	1		В
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out					
Thermoplastic	30%			2041	* *	1		В
Motor Controllers								
Locally Mounted	80%			2034	* *	5	\$200	В
Locally Mounted	20%			2019	\$4,400	5	\$100	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	В
Lighting								
Interior Lighting								
Fluorescent	86%			2026	* *	10	\$24,300	В
	Other Observation, Extent: Moderate, Area Affected: 100%							
		_	out The Building					
	Explana	tion : T-8 L	amps					
Fluorescent	10%			2021	\$15,900	10	\$2,800	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Basemen						
	Explana	tion : T-12	Lamps					
HID	2%			2016	\$2,200	10		В
Incandescent	2%			2021	\$3,200	2		В
Egress Lighting								
Emergency, Battery	50%			2026	* *	10	\$3,700	В
Exit, Service	50%			2026	* *	1		В
Exterior Lighting								
HID	100%			2016	\$13,400	10	\$100	В
Alarm								
Security System								
Generic	100%			2016	\$110,800	1	\$13,800	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throughout The Building							
	Explana	tion : CCT	V System Is Functio	nal				
Fire/Smoke Detection								
Generic	100%			2016	\$379,200	1-3	\$23,400	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Throughou							
	Explana	tion : Fire	Alarm System Is Fu	nctional				

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

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

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

Asset #: 1003

Mechanical		Current Repair			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								•
Energy Source								
Campus Steam	100%			2031	* *	1		В
			Extent : Severe, Are	a Affecte	d : 100%			
		n : Through						
	Explana	tion : Stean	n Supplied From A	djacent E	Building " C "			
Conversion Equipment	40							_
Heat Exchanger	40%			2030	**	1	\$6,100	В
			Extent : Light, Area	Affected	: 25%			
			nt Steam Room					
		tion: 2 Un	its					
Pres. Reducing Valve/I	LP 60%			2024	\$11,400	5	\$1,100	В
Steam								
			Extent : Light, Area	Affected	: 75%			
			ıt Steam Room					
	Explana	tion: 2 Un	its					
Distribution							** ***	_
Hot Wtr Piping/Pump	60%			2029	* *	4	\$1,400	В
Steam Piping/Pump	40%			2031	* *	4	\$600	В
Terminal Devices								_
Air Handler	40%			2021	\$65,900 * *	1	\$7,600	В
Convector/Radiator	60%			2026	* *	1	\$6,000	В
Air Conditioning								
Energy Source	1.000/			2020	ماد ماد			ъ
Electricity	100%			2029	* *	1		В
Conversion Equipment	1000			2021	\$201.100	•	# 1.000	
Ext Pkg Unit -	100%			2021	\$201,400	2	\$1,900	В
Heating/Cooling								
Ventilation								
Distribution	1.000/			LIDE	* *	2.5	¢17.200	D
Ductwork/Diffusers	100%			LIFE	4. 4.	2-5	\$17,200	В
Exhaust Fans	1000/			2021	¢22.000	2	¢000	D
Interior	100%			2021	\$33,800	2	\$900	В
Plumbing H/C Water Piping								
Brass/Copper	100%			2031	* *	1		В
	100%			2031		1		ъ
HW Heat Exchanger Low Temp	100%			2021	\$9,500	4	\$4,600	В
	100%			2021	\$9,300	4	\$ 4 ,000	D
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
	100%			LIFE		1		Д
Storm Drain Piping Cast Iron	1000/			LIEE	* *	1		В
	100%			LIFE	-4- 44	1		В
Fixtures	1000/							D
Generic	100%							В

Vertical Transport

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

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

HEALTH AND HOSPITALS CORP. - 819 CUMBERLAND NFCC BLDG B

Asset #: 1003

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

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

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
Total	\$2,095,200	\$2,070,100
Priority A	\$44,300	\$219,000
Priority B	\$2,050,900	\$1,787,000
Priority C		\$64,200
Total	\$2.095.200	\$2,070,100

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



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

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

Asset #: 2727

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						_	*1 * 0 * 00	
Masonry: Brick	75%			LIFE	* *	5	\$159,200	A
		pair Evidei 1 : Through	nt, Extent : Light, A out	rea Affeo	cted : 25%			
Metal/Glass Curt Wall	15%			LIFE	* *	5	\$59,700	A
		place Evide 1 : East Fac	ent, Extent : Light, . cade	Area Affo	ected : 100%			
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 Re	place Evide i : Through	ent, Extent : Light, out		ected : 100%		723,200	
Glass Block	5%			LIFE	* *	5	\$1,400	A
Metal Louvers	5%			2030	* *	10	\$13,600	A
Parapets							, -,	
Masonry: Brick	90%			LIFE	* *	5	\$11,400	Α
,	Recent Re	pair Evider 1 : Through	nt, Extent : Light, A out		cted : 25%		, ,	
Metal Rail	7%			2038	* *	5-10	\$16,000	A
Pre-Cast Concrete	3%			LIFE	* *	5	\$2,400	A
Roof							1 7	
Built-Up (BUR)	75%			2029	* *	10	\$44,300	A
Plaza Roof: Stone Panel		Now	\$32,200	2047	* *		7 ,	A
			xtent : Moderate, A		cted : 15%			
		: Over Ba		55				
terior								
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 C
Granite Panels	3%			LIFE	* *			C
Plaster	17%			LIFE	* *	5	\$14,700	Ċ
SGFT/Glazed Masonry	15%			LIFE	* *		, ,,,,,,,	Č

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

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

Asset #: 2727

Architecture	Current R	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15% Now	\$37,600	2038	* *	5	\$11,700	В	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Vacant Area On Fifth Floor Water Penetration, Extent: Moderate, Area Affected: 10% Location: Vacant Area On Fifth Floor							
AcousTileSusp.Lay-In	50%		2026	* *	5	\$78,100	В	
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Basement Near Room 041							
Exposed Concrete	15%		LIFE	* *	5	\$3,700	В	
Metal Panel	10%		LIFE	* *	5	\$19,500	В	
Plaster	10%		LIFE	* *	5	\$9,800	В	

ectrical		Current Repair	Futur	e Replacement	M	aintenance			
ctem Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
der 600 Volts	•		•				•		
Service Equipment									
Air Circuit Breaker	100%		2021	\$30,500	5	\$600	В		
	Other Obs	ervation, Extent : Moderate	e, Area Affe	ected : 100%					
	Location	: Electrical Room							
	Explana	ion : Main Service Protect	or Rated @	4000 Amperes					
Transformers									
Dry Type	100%		2026	* *	5	\$400	В		
	Other Observation, Extent : Moderate, Area Affected : 100%								
		: Electrical Room							
	Explana	ion : 150 K V A Nameplate	Rating						
Switchgear / Switchboard									
Air Circuit Breaker	100%		2021	\$95,100	5	\$600	В		
Raceway									
Conduit	90%		2021	\$100,400	1		В		
Conduit	10%		2041	* *	1		В		
Panelboards									
Molded Case Bkrs	10%		2037	* *	5	\$300	В		
Molded Case Bkrs	90%		2020	\$86,500	5	\$2,800	В		
Wiring							_		
Braided Cloth	65%	2-4 \$84,000		* *	1		В		
		Aged, Extent : Moderate, A	Area Affecte	ed : 100%					
	Location	: Throughout							
Thermoplastic	10%		2041	* *	1		В		
Thermoplastic	25%		2031	* *	1		В		
Motor Controllers									
Locally Mounted	10%		2019	\$12,900	5	\$100	В		
Locally Mounted	30%		2034	* *	5	\$200	В		
Motor Control Center	40%		2034	* *	5	\$1,300	В		
Motor Control Center	20%		2019	\$27,100	5	\$600	В		

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

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

Asset #: 2727

Electrical	Current Repair	Future	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Ground										
Grounding Devices										
Generic	100%	LIFE	* *	5	\$1,700	В				
Stand-by Power										
Transfer Switches										
Automatic	100%	2019	\$11,500	1	\$36,300	В				
Generators										
Diesel	100%	2017	\$78,000	1	\$45,700	В				
	Other Observation, Extent : Mod	lerate, Area Affect	ted : 100%							
	Location: Generator Room									
	Explanation: Rated @ 200 K V	<u>V</u>								
Batteries	1000/	2016	¢700	_	¢4.400	D				
Lead/Acid	100%	2016	\$700	5	\$4,400	В				
Fuel Storage	1000/					D				
Not Accessible	100%					D				
Lighting Interior Lighting										
Fluorescent	18%	2021	\$97,000	10	\$17,200	В				
1100.000011	Other Observation, Extent : Mod Location : Basement Explanation : T-12 Lamps	lerate, Area Affect		10	Ψ17 ,2 00	٥				
Fluorescent	80% Other Observation, Extent: Moa Location: Throughout The Bui Explanation: T-8 Lamps		* * ted : 100%	10	\$76,600	В				
HID	2%	2021	\$7,600	10	\$100	В				
Egress Lighting	**		1.,,,,,,		,					
Emergency, Service	50%	2026	* *	1		В				
Exit, Service	50%	2026	* *	1		В				
Alarm										
Security System										
Generic	100% 2021 \$353,900 1 \$44,000 Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building Explanation: CCTV And Intrusion Alarm Systems Are Functional									
Fire/Smoke Detection		-								
No Component	40%					D				
Generic	60%	2016	\$727,000	1-3	\$44,900	В				
	ted: 60%		,							
	Explanation : Fire Alarm Syste	m Is Functional								

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

Heating

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

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

Asset #: 2727

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Fuel Oil No 6	100%			2031	* *	5	\$32,300	В
Conversion Equipment Steam Boiler	Location Other Obs	: All 3 Wa ervation, E	\$12,600 nt : Severe, Area A ter Feed Valves, B Extent : Light, Area nt Boiler Room	oiler Ro	om	1	\$93,000	В
Distribution	Explana	tion: 3 Uni	its					
Distribution Hot Wtr Piping/Pump	Location Damaged,	: Basemer Extent : Se	\$72,800 evere, Area Affecte nt & Penthouse M I evere, Area Affecte o Tank In Boiler Ro	E R d : 70%	* *	4	\$3,600	В
Steam Piping/Pump			\$8,000 Extent : Moderate, out	2031 Area Aff	* * fected : 10%	4	\$1,500	В
Terminal Devices								
Air Handler	40%			2021	\$223,300	1	\$25,800	В
Convector/Radiator	50%			2026	* *	1	\$16,900	В
Fan Coil Unit/Heat	10%			2021	\$155,000	1	\$3,400	В
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2024	\$237,200	1	\$96,000	В
Window/Wall Unit	5%			2016	\$10,600	1		В
No Component	10%							D
Distribution Chilled Wtr Pipe/Pump		Now Extent : Se : Basemen	\$38,700 evere, Area Affected at	2031 d : 20%	* *	4	\$4,400	В
No Component	15%							D
Terminal Devices	10,0							
Air Handler/Cool/Ht	85%			2021	\$336,400	1	\$54,800	В
No Component	15%				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		70 1,000	D
Heat Rejection								
Water Cool Tower	85%			2016	\$227,400	2	\$89,300	В
No Component	15%				,		,- > -	D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$58,200	В
Exhaust Fans								
Interior	80%			2021	\$51,400	2	\$2,600	В
Roof	20%			2021	\$16,500	2	\$600	В

Plumbing

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

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

Asset #: 2727

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing	•							
H/C Water Piping								
Brass/Copper	60%			2031	* *	1		В
Galv Iron/Steel	40%	0-2	\$2,500	2026	* *	1		В
	Corroded,	Extent : Se	evere, Area Affecte	1:50%				
	Location	: Near Ho	t Water Converters	In Base	ment			
HW Heat Exchanger								
Low Temp	100%			2021	\$32,100	4	\$15,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2016	\$6,600	4	\$2,500	В
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$1,600	В
Backflow Preventer								
Generic	100%			2021	\$10,000	1	\$6,400	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obse	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: B-6						
	Explanat	ion : 3 Uni	its					
Fire Suppression								
Standpipe								
Generic	100%			2031	* *	1-5	\$54,600	В
Sprinkler								
No Component	95%							D
Generic	5%	Now	\$1,200	2031	* *	1-2	\$1,300	В
			evere, Area Affecte	1:5%				
	Location	: Basemer	ıt Hallway					

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

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

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

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	
Total	\$121,300	\$588,300
Priority A		\$181,700
Priority B	\$121,300	\$93,400
Priority C		\$313,200
Total	\$121,300	\$588,300

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



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

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$64,000	Α
Metal Panel	3%			2042	* *	5-10	\$15,500	Α
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
		place Evide 1 : Through	ent, Extent : Light, a out	Area Affe	ected : 100%			
Skylight, Plastic	2%			2035	* *	1		A
Sloped Glazing	3%			LIFE	* *	5	\$36,200	A
Interior							. ,	
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	С
Ceilings								
AcousTileSusp.Lay-In	70%			2035	* *	5	\$93,400	В
Exposed Struc: Steel	10%			LIFE	* *			В
Gypsum Board	10%			LIFE	* *	5	\$16,700	В
Metal Panel	10%			LIFE	* *	5	\$16,700	В

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

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

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

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

Asset #: 4132

Electrical	Current Repair	r Futur	e Replacement	M					
System Component Type	% of Fail Date Estin	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts						•			
Motor Controllers									
Not Accessible	100%					D			
Lighting									
Interior Lighting									
Fluorescent	100%	2027	* *	10	\$121,300	В			
	Other Observation, Extent		ected : 100%						
	Location : Throughout Th	_							
	Explanation: T-8 And C	fl Lamps							
Egress Lighting									
Exit, Service	100%	2027	* *	1		В			
Exterior Lighting									
HID	50%	2027	* *	10	\$200	В			
No Component	50%					D			
Alarm									
Security System									
No Component	50%					D			
Generic	50%	2027	* *	1	\$24,700	В			
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%						
	Location : Hallways								
	Explanation: CCTV Surv	veillance Camera Syst	em						
Fire/Smoke Detection									
No Component	50%					D			
Generic	50%	2027	* *	1-3	\$40,800	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Strobe Ligh	hts, Manual Pull Stati	on And Alarm Bell	S					

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Heating											
Distribution											
Hot Wtr Piping/Pump	50%		2038	* *	4	\$3,300	В				
	Other Observation, E	Extent : Light, Area	Affected	: 100%							
	Location : Boiler, F	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	В				
Terminal Devices							,				
Air Handler	50%		2027	* *	1	\$40,900	В				
Convector/Radiator	50%		2035	* *	1	\$21,400	В				
Air Conditioning											
Energy Source											
Electricity	100%		2038	* *	1		В				
Conversion Equipment											
Window/Wall Unit	10%		2020	\$27,000	1		В				
No Component	90%						D				

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

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

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

Asset #: 4132

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

^{**} 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

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
Total	\$964,600	\$973,600
Priority A	\$863,200	\$166,000
Priority B	\$101,400	\$454,600
Priority C		\$353,000
Total	\$964,600	\$973,600

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
Total	\$41,800	\$86,000	\$37,100	\$40,300
Priority A		\$28,700		\$4,400
Priority B	\$33,500	\$57,400	\$35,100	\$30,600
Priority C	\$8,300		\$2,000	\$5,200
Total	\$41,800	\$86,000	\$37,100	\$40,300



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

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

Asset #: 4112

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$83,300	Α
Window Wall	10%		\$176,600	2042	* *	5	\$17,300	Α
	-		ıt : Moderate, Ared	ı Affected	d : 25%			
		ı : Solariun			1.00			
		Deteriorate 1 : Solariun	d, Extent : Modera	ite, Area	Affectea : 25%			
			ı Extent : Moderate	. Amaa A	ffootod , 500/			
		กระบเอาเทฐ, 1 : Solariun		e, Area A	jjeciea : 50%			
Windows	Locuitor	i . Sotartun						
Aluminum	40%			2044	* *	5	\$8,800	A
Steel	60%		\$686,600	2047	* *	5	\$82,800	A
			nt : Moderate, Area		d : 50%		φο Ξ, σσσ	
		ı: Through		33				
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	ected : 25%			
	Location	ı : Through	out					
	Thermally	Inefficient,	Extent : Moderate	e, Area A	ffected : 50%			
	Location	ı : Through	out					
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$3,600	Α
Masonry: Limestone	5%			LIFE	* *	5	\$300	A
Metal Rail	5%			2035	* *	5-10	\$3,600	A
Roof	4.0.0						** 0 * 00	
Modified Bitumen	100%			2027	* *	10	\$28,700	A
Interior								
Floors Cast in Place Concrete	5%			LIFE	* *	5	\$7,000	С
Ceramic Tile	5%			2031	* *	<i>5</i>	\$3,200	C
Vinyl Tile	65%			2022	\$353,000	3	\$20,900	C
Vinyl Tile Vinyl Tile	25%			2030	**	3	\$6,000	C
Interior Walls	2370			2030			Ψ0,000	
Ceramic Tile	5%			2031	* *	5	\$2,800	C
Fiberglass Panel	7%			LIFE	* *		42, 000	Č
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	В
AcousTileSusp.Lay-In	15%			2035	* *	5	\$9,700	В
Exposed Concrete	25%			LIFE	* *	5	\$2,500	В
Plaster	35%			LIFE	* *	5	\$14,100	В

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

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

Asset #: 4112

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				•
Service Equipment						
Air Circuit Breaker	100%	2032	**	5	\$400	В
	Other Observation, Extent : Moder	rate, Area Affecte	ed : 100%			
	Location: Basement	1 D 1 1 6 20	100.4			
C - '(-1) / C - '(-1) 1	Explanation : Power Circuit Bred	aker Rated @ 20	000 Amperes			
Switchgear / Switchboard Molded Case Bkrs	100%	2032	* *	5	\$1,900	В
-	10070	2032			\$1,500	ъ
Raceway Conduit	80%	2022	\$58,200	1		В
Conduit	20%	2022	**	1		В
Panelboards	2070	2032				
Molded Case Bkrs	80%	2021	\$43,200	5	\$1,500	В
Molded Case Bkrs	20%	2030	**	5	\$400	В
Wiring		2020			Ψ.00	
Braided Cloth	80% 2-4 \$66,3	300 2047	* *	1		В
Brando Groun	Insulation Aged, Extent: Moderate		: 100%	-		2
	Location : Throughout	, 33				
Thermoplastic	20%	2032	* *	1		В
Motor Controllers	2070	2032				
Locally Mounted	60%	2020	\$40,700	5	\$300	В
Locally Mounted	40%	2027	* *	5	\$200	В
Ground					, , , ,	
Grounding Devices						
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						
Automatic	100%	2039	* *	1	\$22,500	В
Lighting						
Interior Lighting						
Fluorescent	30%	2027	* *	10	\$11,800	В
	Other Observation, Extent : Moder	rate, Area Affecte	ed : 100%			
	Location: Corridors					
	Explanation: T-8 Lamps					
Fluorescent	70%	2022	\$155,400	10	\$27,600	В
	Other Observation, Extent : Moder		ed : 100%			
	Location: Throughout The Build	ing				
	Explanation: T-12 Lamps					
Egress Lighting	500/	2020	* *	,		ъ
Emergency, Service	50%	2030		1		В
Exit, Service	50%	2022	\$3,100	1		В
Exterior Lighting	250/	2022	¢0.400	10	¢1.700	D
Fluorescent HID	25%	2022	\$9,400 \$6,600	10 10	\$1,700	В
	25% 50%	2022	\$0,000	10	\$100	B D
No Component	JU70					ע

Alarm

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

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

Asset #: 4112

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm					
Security System					
Generic	100%	2027 * *	1	\$27,300	В
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Throughout The Building				
	Explanation: CCTV Surveillance Ca	mera System			
Fire/Smoke Detection					
Generic	100%	2027 **	1-3	\$45,000	В

Mechanical		Current Repair	Future Replacement		M	aintenance		
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Distribution	100-					** • • • •	_	
Steam Piping/Pump	100%		2032	**	4	\$3,200	В	
		vation, Extent : Light, Area			14 : DI	,		
		Boiler Room And Pressure	Reducing	g Valve Located In	Main Bl	dg		
m : 15 :	Explanatio	n : Steam From Main Bldg						
Terminal Devices	1.007		2022	Ф22 000		φ ο 7 00	ъ	
Air Handler	10%	T T. 1. A ACC	2022	\$23,000	1	\$2,700	В	
		ce, Extent : Light, Area Affe	ctea : 10	0%				
G	Location:	Basement	2025	* *		442.7 00		
Convector/Radiator	90%		2027	* *	1	\$12,500	В	
Air Conditioning								
Energy Source	1.000/		2020	* *			ъ	
Electricity	100%		2030	* *	1		В	
Conversion Equipment	2004		2022	# 100.000		4.500		
Int Pkg Unit - Cooling	20%		2023	\$109,900	2	\$500	В	
Ext Pkg Unit - Cooling	20%		2027	* *	2	\$500	В	
Window/Wall Unit	40%		2017	\$35,100	1		В	
No Component	20%						D	
Heat Rejection							_	
Remote Air Cond	20%		2027	* *	2	\$6,000	В	
No Component	80%						D	
Ventilation								
Distribution							_	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$24,000	В	
Exhaust Fans							_	
Interior	100%		2022	\$47,200	2	\$1,300	В	
Plumbing								
H/C Water Piping							_	
Galv Iron/Steel	100%		2027	* *	1		В	
HW Heat Exchanger							_	
Low Temp	100%		2032	* *	4	\$6,400	В	
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1		В	

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

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

Asset #: 4112

Mechanical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Exte	ent : Light, Area Affected	: 100%			
	Location : One In Eac	h Wing 1 to 8				
	Explanation: Two Un	its				
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$21,700	В
Sprinkler						
No Component	90%					D
Generic	10%	2042	* *	1-2	\$1,200	В

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

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

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

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

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$4,459,800	\$22,821,900
Priority A	\$1,905,400	\$1,521,700
Priority B	\$2,437,800	\$18,971,500
Priority C	\$116,600	\$2,328,700
Total	\$4,459,800	\$22,821,900

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



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

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

Asset #: 68

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•			•				•
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%		\$677,900	2047	* *	5	\$8,200	A
			Extent : Moderate,	Area Af	fected : 50%			
	Location	ı : Through	out					
	-		, Extent : Moderate	e, Area A	ffected : 50%			
	Location	ı : Through	out					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	ı : Through	out 6th Floor					
Steel	3%	Now	\$507,100	2047	* *	5	\$61,100	Α
	Corrosion	/Rusting, E	xtent : Moderate, A		cted : 50%		. ,	
		ı : Basemen						
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 20%			
		ı : Basemer						
	Thermally	Inefficient	Extent : Moderate	e, Area A	ffected : 50%			
	-	ı : Basemen			,,,			
Parapets								
Masonry: Brick	15%	Now	\$111,800	LIFE	* *	5	\$9,800	A
•	Jnt Morta	r Miss/Ero	l, Extent : Moderai	te, Area A	Affected : 25%			
	Location	n : Five Sto	ry Wing Of Section	D				
	Misaligne	d/Bulging,	Extent : Moderate,	Area Af	fected : 5%			
	Location	n : Five Sto	ry Wing Of Section	D				
	Miss/Dan	aged Copir	igs, Extent : Severe	e, Area A	ffected : 100%			
	Location	n : Over Per	nthouse Of Section	C	-			
Masonry: Brick	30%			LIFE	* *	5	\$19,500	A
Masonry: Brick	40%			LIFE	* *	5	\$26,000	A
Masonry: Limestone		Now	\$33,800		* *	5	\$4,100	A
Masom y. Limestone			d, Extent : Moderat		Affected: 25%	3	Ψ 1 ,100	73
			t, Exicut : Moderal At Section D	c, 111 cu 1	ijjecica . 2570			
			d, Extent : Modera	ite Area	Affected · 25%			
	_		a, Extent : Modera At Section D	, 111 CU	11Jecica . 25/0			
Maral D. C.			II Section D	2025	* *	F 10	\$0.4.000	
Metal Rail	8%			2035	**	5-10	\$94,000	A
Metal Rail	2%			2039	* *	5-10	\$23,500	A

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

Asset #: 68

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Roof	100/ NI	¢1.66.400	2022	* *				
Built-Up (BUR)	Location: Elevat Section Water Penetration, Location: Over (Worn/Eroded, Exte	\$166,400 shings, Extent: Mod or Penthouse Over 12 Extent: Moderate, A Generator Room ont: Light, Area Affec Elevator Penthouse Ir	2 Floor C Area Affeo cted : 20%	ea Affected : 10% If Section C And G cted : 10% 6	enerator	Room Over F	A	
Modified Bitumen	15%		2022	\$317,400	10	\$54,900	A	
	_	Extent : Moderate, Ai 11th Floor Of Section		ted : 20%				
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 S	Sections A And B Fac	cing Sout	h 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, A	Area Affe	cted : 100%				
	Location: Pediat	ric Emergency Room	ı					
	Explanation: Red	cent Installation						
Terrazzo	5%		LIFE	* *	5	\$49,500	С	
Vinyl Tile	37%		2027	* *	3	\$175,800	С	
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	n, Extent : Light, Are ric Emergency Wing	a Affecte	d : 100%		•		
Gypsum Board	3%		LIFE	* *	5	\$24,900	С	
Gypsum Board	27%		LIFE	* *	5	\$223,900	Č	
Plaster	15%		LIFE	* *	5	\$62,200	Č	
						+ 0 2,2 00		

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

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

Asset #: 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	В
AcousTileSusp.Lay-In	22%			2035	* *	5	\$278,800	В
AcousTileSusp.Lay-In	5%			2042	* *	5	\$63,400	В
	Recent Co	nstruction,	Extent: Light, Are	a Affecte	ed : 100%			
	Location	ı : Pediatrio	c Emergency Room					
AcousTileSusp.Lay-In	23%			2039	* *	5	\$291,500	В
Exposed Concrete	5%			LIFE	* *	5	\$9,900	В
Exposed Struc: Steel	5%			LIFE	* *			В
Metal Panel	5%			LIFE	* *	5	\$79,200	В
Plaster	15%			LIFE	* *	5	\$118,800	В

ectrical	Current Repai	r Future	Future Replacement		Maintenance				
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
der 600 Volts									
Service Equipment									
Air Circuit Breaker	50%	2022	\$81,200	5	\$2,200	В			
	Other Observation, Extent								
	Location : Electrical Roc		-)					
	Explanation : Main Servi	ice Switches Rated @ 2	2-4000 Amperes						
Fused Disc Sw	50%	2042	* *	5	\$1,800	В			
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%						
	Location : Electrical Roc	om (F-plant)							
	Explanation : Main Servi	ice Switches Rated @ 1	!-2000 Amperes A	nd 2-160	0 Amperes				
Transformers									
Dry Type	50%	2039	* *	5	\$1,600	В			
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : 41st Street Ele	ectrical Room							
	Explanation: Rated @ 2	25 Kva							
Dry Type	50%	2020	\$7,400	5	\$1,600	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Baxter / Broadway Electrical Room								
	Explanation: Rated @ 4	00 Kva							
Switchgear / Switchboard									
Air Circuit Breaker	50%	2022	\$253,600	5	\$2,200	В			
Air Circuit Breaker	5%	2048	* *	5	\$200	В			
Fused Disc Sw	45%	2042	* *	5	\$1,700	В			
Raceway									
Busway	10%	2020	\$71,600	1		В			
Conduit	40%	2022	\$286,300	1		В			
Conduit	50%	2042	* *	1		В			
Panelboards									
Fused Disc Sw	10%	2021	\$72,100	5	\$2,000	В			
Molded Case Bkrs	50%	2021	\$360,300	5	\$11,300	В			
Molded Case Bkrs	40%	2038	* *	5	\$9,000	В			

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

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

Asset #: 68

Electrical	Current Repair	Future Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts					
Wiring	200/ 2.4 \$2.42.0	00 2047 **	1		D
Braided Cloth	30% 2-4 \$243,0	00 2047	1		В
	Insulation Aged, Extent : Moderate Location : Old Section Of The Bu				
Busway	10%	2020 \$81,000	1		В
Thermoplastic	60%	2042 **	1		В
Motor Controllers					
Locally Mounted	20%	2020 \$271,500	5	\$1,200	В
Motor Control Center	40%	2020 \$543,000	5	\$9,400	В
Motor Control Center	40%	2035 * *	5	\$9,400	В
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$12,600	В
Stand-by Power					
Transfer Switches					
Automatic	75%	2039 * *	1	\$198,200	В
Automatic	25%	2020 \$2,900	1	\$66,100	В
Generators					
Diesel	50%	2035 * *	1	\$166,300	В
	Other Observation, Extent: Moder	ate, Area Affected : 100%			
	Location: Generator Room (F-1	Plant)			
	Explanation: 1-1500 Kw And 3-6	600 Kw			
Diesel	50%	2018 \$39,000	1	\$166,300	В
	Other Observation, Extent: Moder	ate, Area Affected : 100%			
	Location: Generator Rooms (41)	st Street And Baxter / Broadway	v)		
	Explanation: Rated @ 2-350 Kw	And 1-400 Kw			
Batteries					
Lead/Acid	75%	2017 \$500	5	\$23,900	В
Nickel Cadmium	25%	2016 \$200	5	\$47,800	В
Fuel Storage				,	
Day Tank	25%	2021 \$15,300	5	\$39,300	В
Day Tank	25%	2044 **	5	\$39,300	В
Main Tank	25%	2025 \$25,400	5	\$6,200	В
Main Tank	25%	2057 **	5	\$6,200	В
Lighting					
Interior Lighting					
Fluorescent	50%	2022 \$2,185,700	10	\$388,300	В
	Other Observation, Extent: Moder				
	Location : Throughout The Buildi	ing			
	Explanation: T-8 Lamps				
Fluorescent	47%	2030 **	10	\$365,000	В
Thoreseem	Other Observation, Extent : Moder		10	φ303,000	2
	Location: New Building				
	Explanation: T-8 And Cfl				
HID	1%	2022 \$20.000	10	\$200	В
		2022 \$30,800	10	\$300 \$400	
Incandescent	2%	2017 \$87,400	2	\$400	В

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

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

Asset #: 68

Electrical	Current Re	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Egress Lighting								
Emergency, Service	40%		2022	\$48,800	1		В	
Emergency, Battery	10%		2022	\$30,500	10	\$20,400	В	
Exit, Service	50%		2022	\$61,100	1		В	
Exterior Lighting								
HID	100%		2022	\$311,700	10	\$2,600	В	
Alarm								
Security System								
No Component	50%						D	
Generic	25%		2027	* *	1	\$80,200	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Inside And Outside The Building							
			0					
	Explanation : CCTV	Surveillance Cam	-					
Generic	25%		2027	* *	1	\$80,200	В	
	Other Observation, Ex		rea Affe	cted : 100%				
	Location : Hallways							
	Explanation : Intrusi	on Alarm System						
Fire/Smoke Detection								
Generic	100%		2027	* *	1-3	\$529,200	В	
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: Pull St	ation, Strobe Ligh	ts, Alarn	n Bells And Smoke	Detecto	rs		

Mechanical	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
eating								
Energy Source								
Fuel Oil	25%		2052	* *	5	\$65,600	В	
	No. 6 Fuel Oil, Extent:	Light, Area Affe	cted : 10	0%				
	Location: 2 - 25,000	Gallon Buried To	anks					
Interruptible Gas/Dual Fuel	75%		2042	* *	1		В	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room	_	00					
	Explanation : 3 Boiler	s Are Dual Fuel	Using G	as And #6 Fuel Oi	l			
Conversion Equipment								
Heat Exchanger	10%		2025	\$17,900	1	\$41,900	В	
C	Other Observation, Exte	ent : Light, Area	Affected	: 100%				
	Location : Mechanica	l Room						
	Explanation : 2 Sets C	f Duplex Heat E	xchange	rs Serving Reheat	System			
Steam Boiler	90% Now	\$736,200	2027	* *	1	\$679,200	В	
	Other Observation, Exte		rea Affe	cted : 100%		,		
	Location : Boiler Room	n	33					
	Explanation : 4 Boiler Using #6 Fuel Needs T		oilers Wi	ill Only Operate In	The Gas	s Mode / 1 Boiler		

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

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

Asset #: 68

Mechanical	Current 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%		4.60.200	2030	* *	4	\$8,300	В
Steam Piping/Pump	80%		\$469,300	2032	* *	4	\$33,400	В
			: Light, Area Affec nd Return Lines	tea : 10%	o .			
Terminal Devices								
Air Handler	25%			2022	\$1,132,500	1	\$130,900	В
Convector/Radiator	50%			2027	* *	1	\$136,700	В
Fan Coil Unit/Heat	25%			2022	\$3,145,000	1	\$68,400	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2031	* *	1	\$687,200	В
	-	igerant, Ex n : 4 Chillei	tent : Light, Area A rs	ffected :	100%			
Ext Pkg Unit - Cooling	20%			2022	\$775,600	2	\$10,400	В
	R-22 Refr Location	_	tent : Light, Area A	ffected :	100%			
Window/Wall Unit	5%			2017	\$86,400	1		В
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$41,700	В
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$2,854,900	1	\$418,900	В
Fan Coil - Cooling	20%			2027	* *	1	\$54,700	В
Heat Rejection								
Remote Air Cond	20%			2022	\$1,003,800	2	\$117,900	В
Water Cool Tower	75%		\$361,700	2023	\$1,808,700	2	\$511,300	В
			ere, Area Affected :		T			
			ter System Serving					
		epair Evider n : Cooling	nt, Extent : Light, A Tower	rea Affe	cted : 100%			
No Component	5%							D
Ventilation		<u> </u>						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$472,100	В
Exhaust Fans								
Interior	20%			2022	\$185,700	2	\$5,200	В
Roof	80%			2022	\$534,300	2	\$20,700	В
Plumbing								
H/C Water Piping	0.00			20.42	ale -1-	1		ъ
Brass/Copper	80%			2042	* *	1		В
Galv Iron/Steel	20%			2020	\$501,800	1		В

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

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

Asset #: 68

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing								
Water Heater	1000/	2021	\$2.50.500		Φ 2 4.600	D		
Oil Fired	100%	2021	\$260,600	1	\$24,600	В		
	Other Observation, Extent : Light, An Location : Mechanical Room	rea А <u></u> ЈЈестеа :	100%					
	Explanation : 2 - Oil Fired Water F	Hoators Sorve	Emergency Dece	ntamina	tion Showers			
HW Heat Exchanger	Explanation . 2 - Oil Fired water I	realers serve	Emergency Deco	mumma	non snowers			
Low Temp	100%	2022	\$260,600	4	\$83,700	В		
zow remp	Other Observation, Extent : Light, A			•	Ψου, του	D		
	Location : Mechanical Room	<i>JJ</i>						
	Explanation: Both Tank System An	nd Instantaiou	s System In Place	?				
Sanitary Piping			-					
Cast Iron	100%	LIFE	* *	1		В		
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1		В		
Sump Pump(s)								
Rigid Piping	100%	2022	\$11,000	4	\$1,600	В		
	Other Observation, Extent: Light, A	rea Affected :	100%					
	Location: Sub Basement							
	Explanation: 2 Duplex Units							
Sewage Ejector(s)								
Electric	100%	2022	\$11,000	4	\$1,600	В		
	Other Observation, Extent : Light, A	rea Affected :	100%					
	Location : Sub Basement							
	Explanation : Duplex Unit							
Backflow Preventer	1000/	2020	* *		Φ.7.1.000	ъ		
Generic	100%	2030	* *	1	\$51,800	В		
Fixtures Generic	100%					В		
Vertical Transport	100%					Б		
Elevators								
Gearless Traction	95%	LIFE	* *			C		
Gearless Traction	Other Observation, Extent : Light, A		100%			C		
	Location : A,B,C,D,E,F Serves All							
	Explanation : Eleven Units							
Hydraulic	5%	LIFE	* *			C		
Trydraune	Other Observation, Extent : Light, A		100%			C		
	Location : B-1							
	Explanation: Two Units, For Freign	ht						
ire Suppression								
Standpipe								
Generic	100%	2042	* *	1-5	\$426,900	В		
Sprinkler								
No Component	15%					D		
Generic	85%	2042	* *	1-2	\$201,600	В		

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

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

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

Asset #: 68

Mechanical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Fire Pump						
Generic	100%	2031	* *	1	\$158,100	В
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Fire Pump Room					
	Explanation: 1 Pump Serves Sprinkle	rs / 1 Pump Serves	Stand P	ipe Syste	m	

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

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

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

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

Block : 1373 Lot : 20 BIN : 1085549

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

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$46,500	\$25,400	\$54,600	\$28,500
Priority A	\$8,300			\$2,200
Priority B	\$31,700	\$18,800	\$54,600	\$19,700
Priority C	\$6,600	\$6,600		\$6,600
Total	\$46,500	\$25,400	\$54,600	\$28,500



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

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

Asset #: 114

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior								
Exterior Walls Cast in Place Concrete	4% Now Cracking/Crumbling Location: Balconic Spalling, Extent: Mo Location: Balconic	es oderate, Area Affec		-	5	\$35,300	A	
Masonry: Brick	88% Recent Repair Evide Location: Through	nt, Extent : Light, A	LIFE rea Affe	* * cted : 25%	5	\$155,200	A	
Masonry: Limestone	3%		LIFE	* *	5	\$4,000	A	
Metal Panel	3% Now Deteriorated Finish, Location: Railing Paint Peeling, Exten Location: Railing	At Balconies t : Moderate, Area			5	\$9,900	A	
Marble Panels	2%		LIFE	* *	5	\$2,600	A	
Windows Bronze/Brass	Location : Through Deteriorated Finish, Location : Through Thermally Inefficient Location : Through							
Metal Louvers	3%		2026	* *	10	\$700	A	
Parapets	370		2020		10	Ψ700	7.1	
Masonry: Brick	80% Recent Repair Evide Location : Through		LIFE rea Affe	* * cted : 25%	5	\$9,100	A	
Masonry: Limestone	10% Recent Repair Evide Location: Coping	nt, Extent : Light, A	LIFE rea Affe	* * cted : 25%	5	\$1,400	A	
Metal Panel	10% Recent Installation, I Location : Coipng	Extent : Light, Area	2049 Affected	**	5	\$4,400	A	
Roof								
Cast in Place Concrete	10%		LIFE	* *	10	ф т о осе	A	
Modified Bitumen	80% Recent Replace Evid Location : Through	_	2031 Area Affa	* * ected : 100%	10	\$70,900	A	
Single Ply Membrane	10% Recent Replace Evid Location : Penthou	_	2031 Area Affa	* * ected : 100%	10	\$8,900	A	

Interior

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

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

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

Asset #: 114

Architecture		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Floors							
Cast in Place Concrete	15%		LIFE	* *	5	\$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	В
Exposed Concrete	15%		LIFE	* *	5	\$2,500	В
Plaster	60%		LIFE	* *	5	\$39,300	В

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2023	\$30,500	5	\$2,700	В	
		ervation, Extent : Moderate,	Area Affe	ected : 100%				
	Location	: Electrical Room						
	Explanati	ion : Main Service Protector	· No Avail	lable Ratings				
Switchgear / Switchboard								
Molded Case Bkrs	100%		2023	\$95,100	5	\$2,700	В	
Raceway								
Conduit	100%		2023	\$111,500	1		В	
Panelboards								
Molded Case Bkrs	80%		2031	* *	5	\$2,100	В	
Molded Case Bkrs	20%		2022	\$19,200	5	\$500	В	
Wiring								
Braided Cloth	80%	2-4 \$103,400	2048	* *	1		В	
	Insulation 1	Insulation Aged, Extent : Moderate, Area Affected : 100%						
	Location	: Throughout The Building						
Thermoplastic	20%		2033	* *	1		В	
Motor Controllers								
Locally Mounted	100%		2028	* *	5	\$700	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,500	В	
Stand-by Power								
Transfer Switches								
Automatic	50%		2028	* *	1	\$15,600	В	
Automatic	50%		2021	\$5,800	1	\$15,600	В	

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

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

Asset #: 114

Electrical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	20%	2028	* *	10	\$12,800	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Throughout The Bu	ilding					
	Explanation: T-8 Lamps						
Fluorescent	80%	2023	\$289,200	10	\$51,400	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The Bu	ilding					
	Explanation: T-12 Lamps						
Egress Lighting							
Exit, LED	50%	2051	* *	1		В	
Exit, Service	50%	2018	\$5,000	1		В	
Exterior Lighting							
HID	100%	2018	\$36,800	10	\$300	В	
Alarm							
Security System							
No Component	70%					D	
Generic	30%	2023	\$91,400	1	\$11,400	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Hallways And Outside						
	Explanation: CCTV Surveilla	nce System					
Fire/Smoke Detection							
No Component	70%					D	
Generic	30%	2023	\$312,900	1-3	\$18,800	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Hallways						
	Explanation : Strobe Lights Ar	nd Alarm Bells					

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$3,500	В
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : Piping On Plant	ly, Building's Hydronic	Hot Water Origin	ates In C	Central Boiler	
Terminal Devices						
Convector/Radiator	100%	2028	* *	1	\$22,600	В
Air Conditioning						_
Energy Source						
Electricity	100%	2039	* *	1		В
Conversion Equipment						
Window/Wall Unit	80%	2021	\$114,300	1		В
No Component	20%		•			D
X7(1.41						

Ventilation

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

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

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

Asset #: 114

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

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

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

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

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

Block : 1373 Lot : 20 BIN : 1085551

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$268,000	\$274,300
Interior Architecture	\$92,800	\$554,300
Electrical	\$90,500	\$1,239,300
Mechanical	\$119,900	\$127,500
Total	\$571,100	\$2,195,400
Priority A	\$268,000	\$274,300
Priority B	\$210,300	\$1,366,800
Priority C	\$92,800	\$554,300
Total	\$571.100	\$2,195,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$42,400	\$36,300	\$82,000	\$24,700
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
Total	\$42,400	\$36,300	\$82,000	\$24,700



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

Asset #: 115

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls	407	3.7	Φ0 2 000	LIEE	ale ale	_	Ф27.000	
Cast in Place Concrete	Location Spalling,	Crumbling, n : Balconie	derate, Area Affect		-	5	\$37,000	A
Macanary Daiale	88%			LIFE	* *	5	\$162,900	A
Masonry: Brick	Recent Re		nt, Extent : Light, A out			3	\$102,900	A
Masonry: Limestone	3%			LIFE	* *	5	\$4,200	A
Metal Panel	3%	Now	\$7,900	2033	* *	5	\$10,400	A
	Location	n : Railing A	Extent : Moderate, At Balconies : : Moderate, Area .					
	Location	n : Railing 1	At Balconies					
Marble Panels	2%			LIFE	* *	5	\$2,800	A
Windows								
Bronze/Brass	Location Deteriora Location Thermally Location Unit Inop	ation, Extern: Through ted Finish, n: Through y Inefficient n: Through	Extent : Moderate, out , Extent : Moderate out ent : Moderate, Are	Area Afj	fected : 50% ffected : 50%	5	\$12,500	A
Metal Louvers	3%			2026	* *	10	\$800	A
Parapets	370			2020		10	φοσο	
Masonry: Brick			nt, Extent : Light, A out	LIFE rea Affe	* * cted : 50%	5	\$9,500	A
Masonry: Limestone			nt, Extent : Light, A	LIFE rea Affe	* * cted : 25%	5	\$2,200	A
Metal Panel	5%			2049	* *	5	\$2,300	A
Roof								
Cast in Place Concrete	10%			LIFE	* *			A
Modified Bitumen			ent, Extent : Light, . out	2031 Area Affa	* * ected : 100%	10	\$74,400	A
Single Ply Membrane			ent, Extent : Light, .	2031 Area Affa	* * ected : 100%	10	\$9,300	A

Interior

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

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

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

Asset #: 115

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
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 Obs	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Near Elevator Bank					
	Explana	tion: 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	В
AcousTileSusp.Lay-In	20%		2036	* *	5	\$22,000	В
Exposed Concrete	10%		LIFE	* *	5	\$1,700	В
Gypsum Board	5%		LIFE	* *	5	\$6,900	В
Plaster	30%		LIFE	* *	5	\$20,600	В

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$30,500	5	\$2,800	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrica	al Room					
	Explana	tion : 2- M	ain Service Protect	ors Rate	d @ 1200 Amperes	Each		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$95,100	5	\$2,800	В
Raceway								
Conduit	100%			2023	\$111,500	1		В
Panelboards								
Molded Case Bkrs	70%			2031	* *	5	\$2,000	В
Molded Case Bkrs	30%			2022	\$28,800	5	\$800	В
Wiring								
Braided Cloth	70%	2-4	\$90,500	2048	* *	1		В
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Thermoplastic	30%			2043	* *	1		В
Motor Controllers								
Locally Mounted	100%			2021	\$118,800	5	\$700	В

Ground

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

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

Asset #: 115

Electrical	Current l	Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground	'		•				•
Grounding Devices							
Not Accessible	100%						D
	Other Observation, I	Extent : Light, Area	Affected	: 0%			
	Location:	······································	D:	Daine Of Carrenge		1 - C 1 W/d	
	Explanation : Conn Insulation	iectea 10 Main wai	ter Pipe. I	Point Of Contact I	NOT VISID	le, Covered With	
Stand-by Power							
Transfer Switches							
Automatic	30%		2021	\$3,500	1	\$9,800	В
Automatic	70%		2036	* *	1	\$22,900	В
Lighting							
Interior Lighting	200/		2020	* *	10	Ф20, 200	ъ.
Fluorescent	30%	Series Mederal	2028		10	\$20,200	В
	Other Observation, I Location : Through		Area А <u></u> ijе	стеа : 100%			
	Explanation: T-8 1						
El .		латрs	2022	Φ265 500	10	Φ47.200	D.
Fluorescent	70% Other Observation, I	Extent : Madarata	2023	\$265,500	10	\$47,200	В
	Location : Through		-1 <i>геи А</i> ује	. 10070			
	Explanation: T-12						
Egress Lighting	Expression: 1 12	Zemps					
Emergency, Battery	10%		2023	\$2,700	10	\$1,800	В
Exit, LED	60%		2051	* *	1	, ,	В
Exit, Service	30%		2018	\$3,200	1		В
Exterior Lighting							
HID	100%		2023	\$38,700	10	\$300	В
Alarm							
Security System							
No Component	70%						D
Generic	30%		2023	\$95,900	1	\$11,900	В
	Other Observation, E		Area Affe	cted : 100%			
	Location : Hallway						
Fire/Smoke Detection	Explanation : CCT	v surveillance Syst	em				
No Component	60%						D
Generic	40%		2023	\$437,800	1-3	\$26,300	В
Generic		Extent : Moderate			1-3	Ψ20,500	D
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways						
	Explanation : Strob		Pull Static	on. Alarm Bells An	d Smoke	Detectors	

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

Heating

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

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

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

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

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

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

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

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

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

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

Block : 1373 Lot : 20 BIN : 1085552

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$2,006,200	\$199,900
Interior Architecture	\$38,500	\$577,200
Electrical	\$97,000	\$1,099,300
Mechanical	\$119,900	\$241,100
Total	\$2,261,600	\$2,117,400
Priority A	\$2,006,200	\$199,900
Priority B	\$255,400	\$1,378,800
Priority C		\$538,800
Total	\$2.261,600	\$2.117.400

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls			40.			_	**	
Cast in Place Concrete	4%		\$82,900	LIFE	**	5	\$37,000	A
	_	Crumbling, 1 : Balconie	Extent : Moderate	, Area A	ffected: 20%			
				ad . 250	/			
		схіені : мо 1 : Balconie	derate, Area Affect	ea : 25%	0			
					di di			
Masonry: Brick	88%		\$975,200	LIFE	**	5	\$162,900	A
	_		tent : Moderate, Ar	ea Affec	ted : 10%			
			se,Throughout	A CC	. 1 100/			
		и Cracкs, E 1 : Through	Extent : Moderate, F	Area Affe	ctea : 10%			
			oui d, Extent : Moderai	. 4	Affactad . 500/			
		r miss/£roo 1 : Through		e, Area I	Affectea : 50%			
			Oui	T TEE	ale ale		φ. 4.2 00	
Masonry: Limestone	3%		Φ7.000	LIFE	* *	5	\$4,200	A
Metal Panel	3%		\$7,900	2033		5	\$10,400	A
			Extent : Moderate, At Balconies	Area Aj	ieciea : 25%			
		_	t : Moderate, Area .	Affected	. 50%			
			At Balconies	ш	. 5070			
Marble Panels	2%		II Butcomes	LIFE	* *	5	\$2,800	A
Windows	2/0			LIIT			\$2,800	Λ
Bronze/Brass	97%	Now	\$185,100	2039	* *	5	\$12,500	A
2101126 , 214 68			nt : Moderate, Area		d : 100%		Ψ12,000	
		ı : Through		33				
		_	Extent : Moderate,	Area Af	fected : 100%			
		ı : Through		55				
	Thermally	Inefficient,	, Extent : Moderate	, Area A	ffected : 50%			
		ı : Through						
	Unit Inope	erable, Exte	ent : Moderate, Are	a Affecte	ed : 50%			
	Location	ı : Through	out					
Metal Louvers	3%			2026	* *	10	\$800	A

Asset #: 116

Architecture	С	ırrent Re	pair	Future	Replacement	M	aintenance	
ystem Component Type		il Date I Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Parapets		_				_		
Masonry: Brick	Diagonal Cra Location : A Horizontal Cr Location : T	t Corners acks, Ext hroughou iss/Erod,	ent : Moderate, A it Extent : Moderai	Area Affec	cted : 10%	5	\$10,100	A
Masonry: Limestone	13% N	low	\$32,200	LIFE	* *	5	\$2,000	A
·	Location : A Jnt Mortar M Location : A	t Coping iss/Erod, t Coping ulging, Ex	Extent : Moderate Extent : Moderat stent : Moderate,	te, Area A	ffected : 100%			
Metal Panel	2%			2043	* *	5	\$900	A
Roof	100/				de de			
Cast in Place Concrete IRMA/Protected	10% 80% N	low	\$588,800	LIFE 2033	* *			A A
Membrane	Location: M Vegetation G Location: M Worn/Eroded Location: T	Tain Roof rowth, Ext Tain Roof Extent:	tent : Moderate, A Moderate, Area A	Area Affe	cted : 20%			
Single Ply Membrane	10%			2023	\$31,100	10	\$9,300	
terior Floors							+- ,	A
							77,000	A
Cast in Place Concrete	15%			LIFE	* *	5	\$36,100	A C
	15% 5%			LIFE 2032	* *	5 5		
Cast in Place Concrete							\$36,100	С
Cast in Place Concrete Ceramic Tile	5%			2032		5	\$36,100 \$5,500	C C
Cast in Place Concrete Ceramic Tile Vinyl Tile	5% 30%			2032 2028	* *	5 3	\$36,100 \$5,500 \$16,500	C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile	5% 30%			2032 2028	* *	5 3	\$36,100 \$5,500 \$16,500	C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile	5% 30% 50%			2032 2028 2023	** ** \$463,900	5 3 3	\$36,100 \$5,500 \$16,500 \$20,600	C C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane	5% 30% 50%			2032 2028 2023 2032	** ** \$463,900 **	5 3 3	\$36,100 \$5,500 \$16,500 \$20,600	C C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board	5% 30% 50% 5% 5% 5%			2032 2028 2023 2032 LIFE LIFE	** \$463,900 **	5 3 3 5 5	\$36,100 \$5,500 \$16,500 \$20,600 \$12,900 \$9,700 \$7,800	C C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board	5% 30% 50% 5% 5% 5% 10%			2032 2028 2023 2032 LIFE LIFE LIFE	** \$463,900 ** **	5 3 3 5 5 5	\$36,100 \$5,500 \$16,500 \$20,600 \$12,900 \$9,700	C C C C C C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick	5% 30% 50% 5% 5% 5% 10% 5%			2032 2028 2023 2032 LIFE LIFE LIFE LIFE	** \$463,900 ** ** **	5 3 3 5 5 5 5	\$36,100 \$5,500 \$16,500 \$20,600 \$12,900 \$9,700 \$7,800 \$15,500	C C C C C C C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick Plaster	5% 30% 50% 5% 5% 5% 10% 5% 50%			2032 2028 2023 2032 LIFE LIFE LIFE LIFE LIFE	** \$463,900 ** ** ** **	5 3 3 5 5 5	\$36,100 \$5,500 \$16,500 \$20,600 \$12,900 \$9,700 \$7,800	C C C C C C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick Plaster SGFT/Glazed Masonry	5% 30% 50% 5% 5% 5% 10% 5%			2032 2028 2023 2032 LIFE LIFE LIFE LIFE	** \$463,900 ** ** ** ** **	5 3 3 5 5 5 5	\$36,100 \$5,500 \$16,500 \$20,600 \$12,900 \$9,700 \$7,800 \$15,500	C C C C C C C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick Plaster	5% 30% 50% 5% 5% 5% 10% 5% 50%			2032 2028 2023 2032 LIFE LIFE LIFE LIFE LIFE	** \$463,900 ** ** ** ** **	5 3 3 5 5 5 5	\$36,100 \$5,500 \$16,500 \$20,600 \$12,900 \$9,700 \$7,800 \$15,500	C C C C C C C C C
Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick Plaster SGFT/Glazed Masonry Ceilings	5% 30% 50% 5% 5% 10% 5% 50% 20%			2032 2028 2023 2032 LIFE LIFE LIFE LIFE LIFE	** \$463,900 ** ** ** ** ** **	5 3 3 5 5 5 5 5	\$36,100 \$5,500 \$16,500 \$20,600 \$12,900 \$9,700 \$7,800 \$15,500 \$38,800	C C C C C C C C C

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

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

Electrical	Current Repa	air Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100% Other Observation, Exter		\$30,500 ected : 100%	5	\$2,800	В
	Location : Electrical Re Explanation : 2 Main S		l @ 2000 Amperes	Each		
Switchgear / Switchboard	-					
Molded Case Bkrs	100%	2023	\$95,100	5	\$2,800	В
Raceway						_
Conduit	100%	2023	\$111,500	1		В
Panelboards	600/	2022	ф 77 соо	~	ф1. 7 00	ъ
Molded Case Bkrs	60%	2022	\$57,600 * *	5	\$1,700	В
Molded Case Bkrs	40%	2031	* *	5	\$1,100	В
Wiring Braided Cloth	60% 2-4	\$77,500 2048	* *	1		В
Braided Ciour	Insulation Aged, Extent :	. ,		1		Ь
	Location: Throughout		su . 10070			
Thermoplastic	40%	2033	* *	1		В
Motor Controllers	4070	2033		1		ъ
Locally Mounted	50%	2028	* *	5	\$400	В
Locally Mounted	50%	2021	\$59,400	5	\$400	В
bround	2070	2021	ψ29,100		ψ100	
Grounding Devices						
Generic	100% 0-2	\$1,000 LIFE	* *	5	\$1,600	В
	Other Observation, Exter	nt : Moderate, Area Affe	ected : 100%			
	Location: Basement He	allway				
	Explanation: Corroded	l And Connected To Ma	iin Water Pipe			
tand-by Power						
Transfer Switches						
Automatic	60%	2028	* *	1	\$19,700	В
Automatic	40%	2021	\$4,600	1	\$13,100	В
Generators						
Diesel	75%	2032	**	1	\$30,900	В
	Other Observation, Exter		ected : 100%			
	Location : Generator R					
	Explanation: 300 Kw A					
Diesel	25%	2019	\$19,500	1	\$10,300	В
	Other Observation, Exter		ected : 100%			
	Location : Generator R					
Dottorios	Explanation: 100 Kw (aterpular Genset				
Batteries Nickel Codmium	750/	2010	¢500	5	¢17 000	D
Nickel Cadmium Nickel Cadmium	75% 25%	2018	\$500 \$200	5 5	\$17,800	B
Mickel Cadimum	25%	2016	\$200	5	\$5,900	В

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

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

Asset #: 116

Electrical	Current	Repair	Future	Replacement	Ma	aintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power	•								
Fuel Storage									
Day Tank	50%		2039	* *	5	\$6,800	В		
	Other Observation,		Area Affec	eted : 100%					
	Location : Genera								
	Explanation: 110	Gallons Capacity							
Underground Storage	50%		LIFE	* *	5	\$2,300	В		
	Other Observation,		Area Affec	eted : 100%					
	Location : Underg	round							
	Explanation: 5000	O Gallons Capacity							
Lighting									
Interior Lighting									
Fluorescent	30%		2028	* *	10	\$20,200	В		
	Other Observation,		Area Affed	eted : 100%					
	Location: Through	hout The Building							
	Explanation: T-8	Lamps							
Fluorescent	70%		2023	\$265,500	10	\$47,200	В		
	Other Observation,		Area Affec	eted : 100%					
	Location : Through	hout The Building							
	Explanation: T-12	? Lamps							
Egress Lighting									
Emergency, Battery	10%		2028	* *	10	\$1,800	В		
Exit, LED	50%		2051	* *	1		В		
Exit, Service	40%		2023	\$4,200	1		В		
Exterior Lighting									
HID	100%		2023	\$38,700	10	\$300	В		
Alarm									
Security System									
No Component	70%						D		
Generic	30%		2023	\$95,900	1	\$11,900	В		
	Other Observation,		Area Affec	eted : 100%					
	Location : Hallwa								
	Explanation : CCT	TV Surveillance Syst	em						
Fire/Smoke Detection							_		
No Component	70%						D		
Generic	30%		2023	\$328,400	1-3	\$19,700	В		
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Hallways								
	Explanation : Alar	m Bells And Manua	l Pull Sta	tions					

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

Heating

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

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

Asset #: 116

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution	a =					** 400	_
Hot Wtr Piping/Pump	95%		2031	* *	4	\$3,400	В
		servation, Extent : Light, Area	Affected	: 100%			
		i : Basement	II. dana	a Hat Watan Oniais	atos In (Soutual Dailon	
	Expiana Plant	tion: Piping Only, Building's	нуаroni	c Hot water Origin	iates in C	entrai Boiler	
Steam Piping/Pump	5%		2033	* *	4	\$300	В
Terminal Devices	370		2033		•	Ψ300	
Air Handler	15%		2023	\$59,000	1	\$6,800	В
Convector/Radiator	80%		2028	**	1	\$19,000	В
Fan Coil Unit/Heat	5%		2023	\$54,600	1	\$1,200	В
Air Conditioning				. ,		. ,	
Energy Source							
Electricity	100%		2039	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	5%		2021	\$46,900	2	\$200	В
Window/Wall Unit	80%		2018	\$119,900	1		В
No Component	15%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$41,000	В
Exhaust Fans							
Interior	100%		2023	\$80,600	2	\$2,300	В
Plumbing							
H/C Water Piping	1000/		2022	de de			-
Brass/Copper	100%		2033	* *	1		В
Sanitary Piping	1.000/		LIDE	* *			ъ.
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	1.000/		LIEE	* *	1		D
Cast Iron	100%		LIFE		1		В
Fixtures	100%						D
Generic Variant Transport	100%						В
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			C
Geared Traction		servation, Extent : Light, Area		: 100%			C
		n : Basement through 4th Floo		. 10070			
		tion : Two Units					
Fire Suppression	p						
Standpipe							
Generic	100%		2033	* *	1-5	\$37,000	В
Sprinkler							
No Component	98%						D
Generic	2%		2033	* *	1-2	\$400	В

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

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

Page: 155

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

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

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

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

Block : 1373 Lot : 20 BIN : 1086490

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

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



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

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

Asset #: 93

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							•
Exterior Walls	5 0/ N	фоо 7 00	TIPE	* *	~	644 100	
Cast in Place Concrete	5% Now	\$98,700 ng, Extent : Moderate	LIFE		5	\$44,100	Α
	Location : Balco		е, Агеа Аује	eciea . 2576			
		ment, Extent : Moder	ate, Area A	Affected : 10%			
		ny At East Facade		33			
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
		sh, Extent : Moderate,	Area Affe	cted : 25%			
	Location : Railin	_					
		ent : Moderate, Area	Affected:	100%			
M 11 D 1	Location : Railin	ig Ai baiconies	LIEE	* *		Φ2.600	
Marble Panels Window Wall	2% 3%		LIFE 2043	* *	5	\$2,600	A
Windows Wall	3%		2043	-11.	5	\$19,800	A
Bronze/Brass	97% Now	\$176,400	2039	* *	5	\$11,900	A
5101120 , 514 00		ctent : Moderate, Arec		100%	C	Ψ11,>00	
	Location : Thro		55				
	Deteriorated Fini	sh, Extent : Moderate,	Area Affe	cted : 50%			
	Location : Thro	ighout					
	Thermally Ineffici	ent, Extent : Moderate	e, Area Aff	ected : 50%			
	Location: Thro	ighout					
	-	Extent : Moderate, Are	ea Affected	! : 100%			
	Location : Throi	ighout					
Metal Louvers	3%		2026	* *	10	\$700	A
Parapets	0.5			de de	_	*	
Masonry: Brick	85%		LIFE	* *	5	\$9,700	A
Masonry: Limestone Roof	15%		LIFE	sh sh	5	\$2,100	A
Cast in Place Concrete	10% Now	\$18,100	LIFE	* *			A
Cast in Trace Concrete		ng, Extent : Moderate		ected : 25%			••
	Location : Over		, 33				
	Water Penetration	, Extent : Moderate, A	Area Affeci	ted : 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
nterior							
Floors Coat in Place Concrete	1.00/		LIDD	* *	<i>-</i>	¢22.000	C
Cast in Place Concrete	10%		LIFE 2032	* *	5 5	\$22,900	C
Ceramic Tile Vinyl Tile	5% 35%		2032		3	\$5,200 \$13,800	C C
Vinyl Tile Vinyl Tile	35% 45%		2023	\$309,500	3	\$13,800	C
Vinyl Tile Vinyl Tile	5%		2028	* *	3	\$2,600	C
v myr rnc	J /0		2031		5	Ψ2,000	

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

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

Asset #: 93

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			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	В
AcousTileSusp.Lay-In	5%			2040	* *	5	\$5,200	В
AcousTileSusp.Lay-In	10%			2036	* *	5	\$10,500	В
Exposed Concrete	10%			LIFE	* *	5	\$1,600	В
Plaster	45%			LIFE	* *	5	\$29,500	В

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Switchgear / Switchboard							
Molded Case Bkrs	100%		2023	\$95,100	5	\$2,700	В
Raceway							
Conduit	100%		2023	\$111,500	1		В
Panelboards							
Molded Case Bkrs	100%		2022	\$96,100	5	\$2,700	В
Wiring							
Braided Cloth	60% 2-4	\$77,500	2048	* *	1		В
	Insulation Aged, Exte	nt : Moderate, Are	a Affecte	ed : 100%			
	Location : Through	out The Building					
Thermoplastic	40%		2033	* *	1		В
Motor Controllers							
Locally Mounted	100%		2021	\$118,800	5	\$700	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,500	В
	Other Observation, E.	xtent : Moderate, A	Area Affe	ected : 100%			
	Location : Basemen	t					
	Explanation: Conne	ected To Main Wat	er Pipe				
Stand-by Power							
Transfer Switches							
Automatic	50%		2021	\$5,800	1	\$15,600	В
Automatic	50%		2036	* *	1	\$15,600	В
Lighting							

Lighting

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

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

Asset #: 93

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

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

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.

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment							
Window/Wall Unit	100%		2018	\$142,800	1		В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$39,000	В
Exhaust Fans							
Interior	100%		2023	\$76,800	2	\$2,100	В
Plumbing							·
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$11,000	4	\$1,600	В
Sewage Ejector(s)							
Compressed Air	100%		2023	\$28,300	4	\$1,600	В
Fixtures							_
Generic	100%						В
Vertical Transport							
Elevators	1000		1 100	* *			C
Geared Traction	100%		LIFE				C
		ervation, Extent : Light, Area		: 100%			
		: Basement Through 4th Floo	or				
Fire Commercian	Ехріапа	tion: Two Units					
Fire Suppression							
Standpipe Generic	100%		2033	* *	1-5	\$35,300	В
	100%		2033		1-3	φ33,300	D
Sprinkler No Component	95%						D
Generic	93% 5%		2033	* *	1-2	\$1,000	B
Generic	3%		2033		1-2	\$1,000	D

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

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

Page: 160

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

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

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

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

Block : 1373 Lot : 20 BIN : 1085548

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

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



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

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

Architecture	Currer	nt Repair	Futur	e Replacement	M	aintenance				
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
xterior			•				•			
Exterior Walls										
Concrete Masonry Unit	5%		LIFE	* *	5	\$8,500	A			
Masonry: Brick	_	\$700,300 Extent : Moderate, A.	LIFE rea Affec	* * ted : 10%	5	\$233,900	A			
	Location: Penthouse, Corners Horizontal Cracks, Extent: Moderate, Area Affected: 10%									
	Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Penthouse, North And South Facades									
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
	Location : Throu									
	Rusting Masonry S Location : Bulkh	Supt, Extent : Modera eads	te, Area	Affected : 15%						
Masonry: Granite		\$63,800 rod, Extent : Modera iin Entrance Ramp	LIFE te, Area	* * Affected : 25%	5	\$4,100	A			
	Misaligned/Bulgin	in Entrance Ramp ig, Extent : Moderate, iin Entrance Ramp	Area Afj	fected : 20%						
Masonry: Limestone	5% Now Cracking/Crumbli. Location: Penth	\$294,900 ng, Extent : Moderate	LIFE e, Area Ą	* * ffected : 10%	5	\$10,200	A			
	Jnt Mortar Miss/E	ouse rod, Extent : Modera ouse, Horizontal Ban								
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, E	- Extent : Moderate, Arc	ea Affecte	ed : 50%						
	Location : Throu	ghout								
Metal Louvers	3%		2026	* *	10	\$1,100	A			

Asset #: 94

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior										
Parapets										
Concrete Masonry Unit	6%			LIFE	* *	5	\$800	A		
Masonry: Brick	80%		\$157,100	LIFE	* *	5	\$9,100	A		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Corners									
				1 00	. 1 100/					
			xtent : Moderate, A	Area Affe	ctea : 10%					
	Location : Penthouse Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
		r Miss/Eroc i : Through		e, Area A	Affectea : 50%					
Massamu Limestana				LIDE	* *		¢1 400			
Masonry: Limestone	10%		\$23,700 Extent: Moderate	LIFE		5	\$1,400	A		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Coping									
	Location : Coping Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
		i : Coping	i, Exiem : Moderdi	c, 111 ca 1	ijjecieu . 5070					
	Misaligned/Bulging, Extent: Moderate, Area Affected: 20%									
	_	: Coping		33						
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		
			lerate, Area Affect	ed : 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									
					250/					
			: Moderate, Area	Affected .	: 25%					
16 116 15		: Through	<i>О</i> иі	2021	di di	1.0	ф.4. # 00			
Modified Bitumen	5%	1 5 1		2031	**	10	\$4,500	A		
			ent, Extent : Light, ing Corridor To C							
C'as la Dia Manakasa		i. Connecti	ing Corridor 10 C		* *	10	ΦΩ ΩΩΩ			
Single Ply Membrane	10%			2031	* *	10	\$8,900	A		
nterior 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%									
			rs Near Elevator Bo	ınk						
	Explana	tion : 9x9 U	/nits							

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

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

Asset #: 94

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$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	В
Exposed Concrete	10%			LIFE	* *	5	\$2,300	В
Gypsum Board	5%			LIFE	* *	5	\$9,200	В
Plaster	55%			LIFE	* *	5	\$50,700	В
Plaster	5%	Now	\$9,600	LIFE	* *	5	\$4,600	В
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	: Accounts	s Payable Area					
	Water Pen	etration, E	xtent : Severe, Ared	a Affecte	d: 25%			
	Location	: Accounts	s Payable Area					

Electrical		Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	100%		2023	\$32,500	5	\$700	В		
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location	: Electrical Room							
	Explanati	ion : Main Service Protector	Rated @	4000 Amperes					
Switchgear / Switchboard									
Molded Case Bkrs	90%		2023	\$85,600	5	\$3,400	В		
Molded Case Bkrs	10%		2043	* *	5	\$400	В		
Raceway									
Conduit	90%		2023	\$100,400	1		В		
Conduit	10%		2043	* *	1		В		
Panelboards									
Molded Case Bkrs	25%		2022	\$30,000	5	\$900	В		
Molded Case Bkrs	70%		2031	* *	5	\$2,600	В		
Molded Case Bkrs	5%		2039	* *	5	\$200	В		
Wiring						·			
Braided Cloth	50%	2-4 \$64,600	2048	* *	1		В		
	Insulation 1	Aged, Extent : Moderate, Are	a Affecte	ed : 100%					
		: Throughout The Building	55						
Thermoplastic	40%		2033	* *	1		В		
Thermoplastic	10%		2043	* *	1		В		
Motor Controllers									
Locally Mounted	100%		2021	\$186,600	5	\$1,000	В		
Ground				, ==,,		, ,,,,,,			
Grounding Devices									
Not Accessible	100%						D		

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

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

Asset #: 94

Electrical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Transfer Switches						
Automatic	75%	2021	\$8,600	1	\$33,000	В
Automatic	25%	2036	* *	1	\$11,000	В
Lighting						
Interior Lighting						_
Fluorescent	30%	2028	* *	10	\$27,100	В
	Other Observation, Extent : M.	. 00	cted : 100%			
	Location: Throughout The I	Building				
	Explanation: T-8 Lamps					
Fluorescent	70%	2023	\$356,200	10	\$63,300	В
	Other Observation, Extent : M	loderate, Area Affe	cted : 100%			
	Location : Throughout The I	Building				
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Battery	20%	2023	\$7,100	10	\$4,800	В
Exit, LED	30%	2051	* *	1		В
Exit, Service	50%	2023	\$7,100	1		В
Exterior Lighting						
HID	100%	2023	\$51,900	10	\$400	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2023	\$128,700	1	\$16,000	В
	Other Observation, Extent : M	loderate, Area Affe	cted : 100%			
	Location : Hallways And Oi	ıtside				
	Explanation : CCTV Surveil	lance System				
Fire/Smoke Detection						
No Component	40%					D
Generic	60%	2023	\$881,200	1-3	\$52,800	В
	Other Observation, Extent : M. Location : Hallways	loderate, Area Affe	cted: 100%			
	Explanation : Smoke Detect	or Manual Pull Sta	ution And Alarm R.	ells		

Mechanical	Current Repair	Future Repl	acement	Ma	aintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
leating								
Energy Source								
Campus Steam	100%	2033	* *	1		В		
Distribution								
Hot Wtr Piping/Pump	90%	2031	* *	4	\$4,400	В		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Boiler Plant							
	Explanation: Piping Only, Build Plant	ling's Hydronic Hot V	Vater Origir	ates Fro	m Central Boiler			
Steam Piping/Pump	10%	2033	* *	4	\$700	В		

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

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

Asset #: 94

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Туре							
Heating Terminal Devices							
Air Handler	10%		2018	¢52.700	1	\$6,100	В
Convector/Radiator	90%		2018	\$52,700 * *	1		В
	90%		2028	-11-	1	\$28,700	В
Air Conditioning							
Energy Source Electricity	100%		2039	* *	1		В
	100%		2039		1		Б
Conversion Equipment	10%		2023	\$33,200	1	\$4.600	В
Reciprocating Compr/Chiller	10%		2023	\$33,200	1	\$4,600	Ь
Compi/Cimer	P 22 Pafr	igerant, Extent : Light, Area .	Affacted .	100%			
		ı şeranı, Extent . Ligni, Area . ı : Mechanical Equipment Ro		10070			
XX/' 1 /XX/ 11 I I '.		і . Меснанісці Едигртені Ко		Φ101 000	1		D.
Window/Wall Unit	90%		2018	\$181,000	1		В
Distribution	1.007		20.42	* *	4	Φ.5.0.0	ъ
Chilled Wtr Pipe/Pump	10%		2043	* *	4	\$500	В
No Component	90%						D
Terminal Devices	1.00/		2022	0.41.500		\$6.100	ъ.
Air Handler/Cool/Ht	10%		2023	\$41,500	1	\$6,100	В
No Component	90%						D
Heat Rejection	4.0		• • • •		_		_
Air Condenser Unit	10%		2028	* *	2	\$6,900	В
No Component	90%						D
Ventilation							
Distribution	1.000/		I IDD	ale ale	2.5	Φ .σ. σ.ο.ο.ο	ъ
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$55,000	В
Exhaust Fans	0.004		2010	фо д 2 00	•	42.7 00	-
Interior	90%		2018	\$97,300	2	\$2,700	В
Roof	10%		2023	\$7,800	2	\$300	В
Plumbing							
H/C Water Piping	1000/		2022	de de			-
Brass/Copper	100%		2033	* *	1		В
HW Heat Exchanger	0004		2022	de de		444 500	-
Low Temp	80%		2033	* *	4	\$11,700	В
Low Temp	20%	0-2 \$300	2033	* *	4	\$2,000	В
		Extent : Moderate, Area Aff a : Basement Mechanical Equ			Ruptured	l Interior Lining	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$11,000	4	\$1,600	В
Sewage Ejector(s)							
Compressed Air	100%		2023	\$28,300	4	\$1,600	В
Fixtures				·		•	
Generic	100%						В
77 d. 170	70						

Vertical Transport

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

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

Mechanical	Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport							
Elevators							
Geared Traction	50%		LIFE	* *			C
	Other Observation, Ex	ctent : Light, Area A	Affected	: 100%			
	Location: Basement	Through 5th Floor	•				
	Explanation: Two P	assenger Units					
Hydraulic	50%		LIFE	* *			C
	Other Observation, Ex	ctent : Light, Area A	Affected	: 100%			
	Location: Basement	Through 3rd Floor	r				
	Explanation: Two F	reight Units					
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$49,700	В
Sprinkler							
No Component	90%						D
Generic	10%		2033	* *	1-2	\$2,800	В

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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

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

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

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

Block : 1373 Lot : 20 BIN :

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

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$27,600	\$9,300	\$31,400	\$5,100
Priority A				
Priority B	\$25,700	\$3,700	\$31,400	\$4,300
Priority C	\$1,900	\$5,600		\$800
Total	\$27,600	\$9,300	\$31,400	\$5,100



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

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

Asset #: 95

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls			4.0.400		de de	_	# 10.000	
Cast in Place Concrete	Location Worn/Ero	Crumbling, 1 : Canopy ded, Extent	\$40,400 Extent : Moderate At West Entrance : Moderate, Area A At West Entrance		-	5	\$18,000	A
Masonry: Brick	Location Water Pen	Crumbling, 1 : North Fo 1etration, E	\$183,500 Extent: Moderate acade fixtent: Moderate, A ing Corridor To D	Area Affe	cted : 10%	5	\$61,300	A
Masangu Limastana					* *	5	\$2.700	Λ
Masonry: Limestone	Location Jnt Morta	Crumbling, 1 : North Fo	d, Extent : Moderat		ffected : 10%	3	\$2,700	A
Marble Panels	5%			LIFE	* *	5	\$2,700	A
Windows								
Bronze/Brass	Location Deteriora Location Unit Inopo Location Other Obs	ation, Exter a: Through ted Finish, a: Through erable, Exter a: Through servation, E a: Through	Extent : Moderate, out ent : Moderate, Are out Extent : Moderate, A	Area Afj a Affecte	fected : 20% ed : 100%	5	\$38,900	A
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$8,700	A
Masonry: Limestone	15%			LIFE	* *	5	\$1,900	A
Roof					<u>.</u>			
Built-Up (BUR)	5%			2023	\$3,100	10	\$700	A
Modified Bitumen			ent, Extent : Light, . out	2031 Area Aff	* * ected : 100%	10	\$11,500	A
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

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

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

Asset #: 95

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$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	В
Exposed Concrete	10%			LIFE	* *	5	\$700	В
Plaster	65%	Now	\$37,500	LIFE	* *	5	\$18,000	В
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	ı : Room F2	2-6					
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 20%			
	Location	ı : Through	out					

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2023	\$3,200	5	\$100	В
	Other Observation, E.	xtent : Moderate, A	Area Affe	ected : 100%			
	Location : Electrica	l Room					
	Explanation : 2 Mai	n Service Protecto	rs Rated	! @ 4000 Amperes .	Each		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2023	\$47,500	5	\$700	В
Raceway							
Conduit	100%		2023	\$25,900	1		В
Panelboards							
Molded Case Bkrs	50%		2031	* *	5	\$400	В
Molded Case Bkrs	50%		2022	\$12,000	5	\$400	В
Wiring							
Braided Cloth	80% 2-4	\$22,200	2048	* *	1		В
	Insulation Aged, Exter Location : Through		a Affecte	ed : 100%			
Thermoplastic	20%		2033	* *	1		В
Ground							
Grounding Devices							
Not Accessible	100%						D
Stand-by Power							
Transfer Switches							
Automatic	100%		2036	* *	1	\$8,300	В
Lighting							

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

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

Asset #: 95

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	20%	2028	* *	10	\$5,400	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	80%	2023	\$122,400	10	\$21,700	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Battery	10%	2023	\$1,100	10	\$700	В
Exit, LED	50%	2051	* *	1		В
Exit, Service	40%	2023	\$1,700	1		В
Exterior Lighting						
HID	100%	2018	\$9,700	10	\$100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2023	\$24,100	1	\$3,000	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Hallways And Outside					
	Explanation: CCTV Surveillance Sy.	stem				
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2018	\$110,200	1-3	\$6,600	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Hallways					
	Explanation: Strobe Lights And Mar	ual Pull S	Station			

ted Cost Priority Code \$1,500 B
\$1.500 R
\$1.500 B
\$1.500 B
Ψ1,500 D
l Boiler
\$9,600 B
В
В
D

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

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

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

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

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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

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

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

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1373 Lot : 20 BIN : 1085550

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

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$11,300	\$2,000	\$32,700	\$3,400
Priority A				
Priority B	\$8,800	\$900	\$32,700	\$900
Priority C	\$2,500	\$1,100		\$2,500
Total	\$11,300	\$2,000	\$32,700	\$3,400



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

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

Asset #:96

Architecture	Architecture Current Repair Future		Future Replacement		aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	* *	5	\$18,300	A
Masonry: Limestone	3%			LIFE	* *	5	\$400	A
Windows								
Bronze/Brass	Location	: Through				5	\$11,000	A
		Inefficient, : Through	, Extent : Moderate out	, Area A	ffected : 50%			
	-	rable, Exte : Through	ent : Moderate, Are out	a Affecte	ed : 50%			
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
	_	olace Evide : Through	ent, Extent : Light, 1 out	Area Affe	ected : 100%			
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	С
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	В
Exposed Concrete	10%			LIFE	* *	5	\$200	В
Glass: Susp Panels	20%			LIFE	* *			В
Plaster	40%			LIFE	* *	5	\$3,500	В

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

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

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

Asset #:96

Electrical		Current F	Repair	Future Replacement		Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Wiring			40.400	• • • • •				_	
Braided Cloth	80%	2-4	\$8,100	2048	**	1		В	
		_	ent : Moderate, Are	а Ађесњ	ea: 100%				
		Inrough	out The Building		** ***				
Thermoplastic	20%			2023	\$2,000	1		В	
Ground									
Grounding Devices	1000/							Ъ	
Not Accessible	100%							D	
Lighting									
Interior Lighting Fluorescent	100%			2018	\$41.200	10	¢0 600	В	
Fluorescent		rvation F	Extent : Moderate, A		\$41,300	10	\$8,600	D	
			out The Building	rea rijje	cieu . 10070				
	Explanation :	_	_						
Egress Lighting	Ехринин	011.112	Естрэ						
Exit, LED	50%			2051	* *	1		В	
Exit, Service	50%			2018	\$700	1		В	
Exterior Lighting									
HID	100%			2023	\$3,100	10		В	
Alarm					· /				
Security System									
No Component	70%							D	
Generic	30%			2023	\$7,700	1	\$1,000	В	
	Other Obse	rvation, E	xtent : Moderate, A	rea Affe	ected : 100%				
	Location :	: Hallway:	s And Outside						
	Explanation	on : CCT\	V Surveillance Syst	em					
Fire/Smoke Detection									
No Component	70%							D	
Generic	30%			2023	\$26,200	1-3	\$1,600	В	
			Extent : Moderate, A	rea Affe	ected : 100%				
	Location :								
	Explanation	on : Smok	e Detectors And Be	ells					

Current Repair	Future Re	placement	M	aintenance	
% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
	•				
100%	2031	* *	4	\$500	В
Other Observation, Extent: Light,	Area Affected : 100	0%			
Location: Basement					
Explanation: Piping Only, Builds Plant	ing's Hydronic Hot	Water Origin	ates Fro	m Central Boiler	
100%	2028	* *	1	\$3,000	В
	% of Fail Date Estimated (Total (Years) 100% Other Observation, Extent: Light, Location: Basement Explanation: Piping Only, Building Plant	% of Fail Date Estimated Cost FY 100% 2031 Other Observation, Extent: Light, Area Affected: 100 Location: Basement Explanation: Piping Only, Building's Hydronic Hot Plant	% of Total (Years) 100% 2031 ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: Piping Only, Building's Hydronic Hot Water Origin Plant	% of Total (Years) Para Estimated Cost (Yrs) 100% 2031 ** 4 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: Piping Only, Building's Hydronic Hot Water Originates From Plant	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 100% 2031 ** 4 \$500 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant

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.

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

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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

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

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

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1373 Lot : 20 BIN : 1086489

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

Exterior Architecture Interior Architecture	\$4,000	\$2,100	\$1,800	
Electrical	\$8,300	\$400	\$8,900	\$200
Mechanical	\$500	\$600	\$21,100	\$800
Total	\$12,800	\$3,100	\$31,700	\$1,000
Priority A				
Priority B	\$8,800	\$1,000	\$31,700	\$1,000
Priority C	\$4,000	\$2,100		



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

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

Asset #: 97

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year Estimated Cost FY		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%		\$161,900	2039	* *	5	\$11,000	A
			t : Moderate, Area	Affected	l : 100%			
		: Through						
			Extent : Moderate,	Area Aff	fected : 25%			
		: Through						
			Extent: Moderate	, Area A	ffected : 50%			
		: Through						
	•		nt : Moderate, Are	a Affecte	ed: 25%			
	Location	: Through	out					
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
Interior								
Floors	5 0/			2022	* *	~	Φ 7 00	a
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	С
Interior Walls	5 0/			2022	* *	~	Φ1 100	a
Ceramic Tile	5%			2032	* *	5	\$1,100	C
Plaster	75%			LIFE	* *	5	\$4,900	C
SGFT/Glazed Masonry	20%			LIFE	* *			С
Ceilings	2501			2020	ala -l-	~	#2.500	Б
AcousTileSusp.Lay-In	25%			2028	* *	5	\$3,500	В
Plaster	75%			LIFE	* *	5	\$6,600	В

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2023	\$10,200	1		В
Panelboards								
Molded Case Bkrs	100%			2022	\$12,000	5	\$200	В
Wiring								
Braided Cloth	80%	2-4	\$8,100	2048	* *	1		В
	Insulation 1	Aged, Exte	nt : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Thermoplastic	20%			2023	\$2,000	1		В

Lighting

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

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

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

Asset #: 97

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	100%	2018	\$41,300	10	\$8,600	В			
	Other Observation, Extent:	. 55	cted : 100%						
	Location : Throughout Th	O							
	Explanation: T-12 Lamps	, 							
Egress Lighting									
Exit, Service	100%	2028	* *	1		В			
Exterior Lighting									
HID	100%	2023	\$3,100	10		В			
Alarm									
Security System									
No Component	70%					D			
Generic	30%	2023	\$7,700	1	\$1,000	В			
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Hallways And (Outside							
	Explanation : CCTV Surve	eillance System							
Fire/Smoke Detection									
No Component	70%					D			
Generic	30%	2023	\$26,200	1-3	\$1,600	В			
	Other Observation, Extent:	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Hallways								
	Explanation: Strobe Ligh	ts And Manual Pull S	Station						

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$500	В
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : Piping Only Plant	, Building's Hydronic	: Hot Water Origin	ates Fro	m Central Boiler	
Terminal Devices						
Convector/Radiator	100%	2028	* *	1	\$3,000	В
Air Conditioning						
Energy Source						
Electricity	100%	2031	* *	1		В
Conversion Equipment						
Window/Wall Unit	100%	2018	\$19,200	1		В
Ventilation						
Exhaust Fans						
Roof	20%	2023	\$1,500	2	\$100	В
No Component	80%					D
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	* *	1		В

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

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

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

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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

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

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

Areas Surveyed : Basement, Roof, Floors 1,ph

Block : 1373 Lot : 20 BIN : 1040749

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

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$92,100	\$16,300	\$50,600	\$22,500
Priority A			\$10,700	\$6,800
Priority B	\$56,300	\$14,200	\$39,900	\$15,400
Priority C	\$35,800	\$2,100		\$400
Total	\$92,100	\$16,300	\$50,600	\$22,500



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

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

Asset #: 98

Architecture		Current Re	epair	Futur	Future Replacement		aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior				•					
Exterior Walls									
Masonry: Brick	80%			LIFE	* *	5	\$30,100	Α	
			Moderate, Area	Affected	: 25%				
	Location	ı : 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	
terior									
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	В	
F			Extent : Moderate		ffected : 25%	-	, , , , ,		
	_	i : Througho			-				
		_	Moderate, Area	Affected	: 50%				
		i : Througho		00					
AcousTileConcealSpLn				2036	* *	5	\$3,500	В	
Gypsum Board	10%			LIFE	* *	5		В	
Gypsuin Board	10%			LILE		3	\$7,100	D	

Electrical		Current R	Repair	Futur	e Replacement	Ma		
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. Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 98

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

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

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

Asset #: 98

Electrical	Current Repair	urrent Repair Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code	
Alarm					
Fire/Smoke Detection					
No Component	60%			D	
Generic	40%	2023 \$185,800	1-3 \$11,100	В	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Hallways				
	Explanation: Strobe Lights, Manual I	Pull Station And Alarm Bell	ls .		

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		В
Conversion Equipment								
Heat Exchanger	50%			2032	* *	1	\$9,300	В
Pres. Reducing Valve/LP	50%			2032	* *	5	\$1,100	В
Steam								
Distribution								
Hot Wtr Piping/Pump	50%			2039	* *	4	\$900	В
Steam Piping/Pump	50%			2043	* *	4	\$900	В
Terminal Devices								
Air Handler	50%			2028	* *	1	\$11,700	В
Convector/Radiator	50%			2036	* *	1	\$6,100	В
Air Conditioning								
Energy Source								
Campus Steam	100%			2043	* *	1		В
Conversion Equipment								_
Absorption	100%			2032	* *	1	\$40,800	В
Chiller/Steam/HW	0.1 01		7 7.7.4	A CC . 1	1000/			
			Extent : Light, Area					
			nt Mechanical Equi	-	oom			
D' ('I ('	Explana	non : Refri	gerant, Lithium Bro	omide				
Distribution	1000/			2042	* *	4	¢1 000	D
Chilled Wtr Pipe/Pump	100%			2043		4	\$1,900	В
Terminal Devices	1000/			2028	* *	1	¢22.200	D
Air Handler/Cool/Ht	100%			2028		1	\$23,300	В
Heat Rejection Water Cool Tower	100%			2024	\$107.400	2	\$27,000	В
Ventilation	100%			2024	\$107,400		\$37,900	ъ
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,000	В
Exhaust Fans	10070			LIIT		2-3	\$21,000	ъ
Interior	70%			2028	* *	2	\$800	В
Roof	30%			2028	* *	2	\$300	В
Plumbing	3070			2020			Ψ500	ע
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		В
Note: All component renairs \$ estima		umant dalla	d		tantial futura inflatia			<u> </u>

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

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

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

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

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
Total	\$3,868,900	\$658,700
Priority A	\$3,190,600	\$118,200
Priority B	\$551,500	\$540,500
Priority C	\$126,900	
Total	\$3,868,900	\$658,700

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
Total	\$117,600	\$14,500	\$47,200	\$14,800
Priority A				
Priority B	\$89,500	\$14,100	\$42,500	\$14,800
Priority C	\$28,200	\$400	\$4,700	
Total	\$117,600	\$14,500	\$47,200	\$14,800



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

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

Architecture		Current Repair			e Replacement	M	Maintenance			
System Component Type		ail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
xterior	•					•		•		
Exterior Walls Cast in Place Concrete		_	\$43,900 Extent : Moderate Base	LIFE , Area Aj	* * ffected : 20%	5	\$19,600	A		
	Diagonal Control Location:		nt : Moderate, Ar Base	ea Affec	ted : 15%					
Glazed Ceramic Panel	Broken/Miss Location :	East Faca	\$127,100 nts, Extent : Seve de,West Facade,S Extent : Severe, A	South Fa	cade,North Facad	5 e	\$18,400	A		
	Location:	North Fac Miss/Erod,	ade,South Facado Extent : Severe, A	e,East Fo	acade,West Facad	e				
Masonry: Brick	Broken/Miss Location :	East Faca rumbling, I	\$1,267,400 nts, Extent : Sevende, North Facade Extent : Severe, A.	Through,	hout	5	\$70,600	A		
	Diagonal Cracks, Extent: Severe, Area Affected: 25% Location: East Facade, North Facade Misaligned/Bulging, Extent: Severe, Area Affected: 50%									
	Misaligned/Bulging, Extent: Severe, Area Affected: 50% Location: North Wall Facing Lower Roof									
		sonry Supt,	Extent : Severe, A	-	ected : 100%					
		icks, Exten	t : Severe, Area A	ffected :	50%					
Windows										
Steel			\$395,400 : Moderate, Area ut	2048 Affected	* * l : 50%	5	\$47,700	A		
	Bent/Warped Location :		, Extent : Modera ut	te, Area	Affected : 50%					
	Location:	Throughou								
	Location:	Throughou								
	Thermally In Location :		Extent : Moderate ut	, Area A	ffected : 100%					

Asset #:99

System Component Type		Eail Data		Current Repair Future Repl			Maintenance		
	Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
	Location Cracking/C	: Coping Crumbling,	\$159,500 ents, Extent : Seve Extent : Severe, A			5	\$19,600	A	
	Location	Miss/Eroa : Coping	l, Extent : Severe, A						
	Location Jnt Mortar Location Misalignea Location Water Pena	: Penthous Miss/Eroa : Throughd !/Bulging, I : North Fa	Extent : Severe, Ar cade xtent : Moderate, A	te, Area A rea Affect	Affected : 100% ed : 50%	5	\$10,100	A	
Roof									
	Location Miss/Dama Location Seams Ope Location Water Pena Location	: Throughouged Flash : Throughouf Flash : Throughoughouf Flash : Throughouf Flash : Through Flash :	ings, Extent : Mod out tent : Moderate, A out xtent : Moderate, A	lerate, Ar rea Affec Area Affe	ea Affected : 1009 rted : 50% cted : 50%	%		A	
	Location Glazing Br Location Water Pend Location Other Obse Location	: Throughooken/Cracooken/Cracooken/Cracooker : Throughouter tration, E. : Power Powe	ked, Extent : Mode out xtent : Severe, Are	erate, Are a Affecte	ea Affected : 25% d : 20%			A	
Interior	Елринии	on. Com	izanca Onus						
Floors									
	25%			LIFE	* *	5	\$34,200	C	
Cast in Place Concrete						_	$w = c \cdot 2000$		
Panel/Paver: Cer/Brk	40%			2031	* *	5	\$56,300	C	
				2031 2028 2033	* *	5	\$9,400	C C C	

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

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

Asset #:99

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Interior										
Interior Walls										
Cast in Place Concrete	15% Now	\$126,900	LIFE	* *			C			
	Cracking/Crumbling, H	Extent : Moderate	, Area Aj	ffected : 25%						
	Location : South Wal	l Along Windows	And Stee	am Lines						
	Water Penetration, Ext	tent : Moderate, A	rea Affe	cted : 10%						
	Location : South Wal	l								
Masonry: Brick	10%		LIFE	* *			С			
•	Water Penetration, Extent : Moderate, Area Affected : 25%									
	Location : North Wal	71								
SGFT/Glazed Masonry	75%		LIFE	* *			С			
Ceilings										
Exposed Concrete	50%		LIFE	* *	5	\$4,900	В			
-	Water Penetration, Ext	tent : Moderate, A	rea Affe	cted : 25%						
	Location : Throughou	ut Power Plant A	rea							
Exposed Struc: Steel	50%		LIFE	* *			В			
Electrical	Current Re	epair	Futur	e Replacement	M	aintenance				

ectrical		Current F	Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$17,000	2053	* *	5	\$100	В
			tent : Moderate, Ai	rea Affect	ted : 100%			
		: Basemen						
	Other Obse	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Basemen	ıt					
	Explanati	ion : 2 Ma	in Service Protecto	rs Rated	@ 800 Amperes E	ach		
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$79,200	2053	* *	5	\$500	В
			tent : Moderate, Ai	rea Affect	ted : 100%			
	Location	: 2nd Floo	or					
Raceway								
Conduit	100%			2023	\$19,000	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$3,600	5	\$100	В
Molded Case Bkrs	40%			2022	\$14,400	5	\$400	В
Molded Case Bkrs	50%	2-4	\$18,000	2048	* *	5	\$300	В
	On Extende	ed Life, Ex	tent : Moderate, Ar	rea Affect	ted : 100%			
	Location	: Basemen	ıt					
Wiring								
Braided Cloth	80%	2-4	\$12,300	2048	* *	1		В
	Insulation 1	Aged, Exte	ent : Moderate, Are	a Affecte	d : 100%			
	Location	: Through	out The Building					
Thermoplastic	20%			2033	* *	1		В
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$300	В

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

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

Asset #:99

	Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%					` ′		Code
100%							
100%							_
							D
1000/			2021	¢11.500	1	¢11 000	D
100%			2021	\$11,500	1	\$11,800	В
100%			2010	\$78,000	1	\$14,000	В
Other Obser Location :	1st Floor		Area Affe	. ,	1	\$14,900	Ь
Explanatio	on : 100 K	w Cummims Gense	et				
10004			2015	45 66	_	ΦΩ # ΩΩ	ъ
100%			2016	\$700	5	\$8,500	В
E00/			2022	Φ1 5 00	_	#2.000	D
Other Obser Location :	1st Floor			. ,	5	\$3,900	В
		1 2	LIFE	* *	5	\$1.300	В
				427 000			
other Obser Location :	Through	out The Building			10	\$19,200	В
Location:	Through	out The Building			10	\$7,700	В
	, , , , , , , , , , , , , , , , , , ,	1			10	\$100	В
							В
				. , ,			
10%			2023	\$1,500	10	\$1,000	В
90%			2023	\$5,400	1		В
100%			2018	\$6,700	10	\$100	В
1000/			2026	* *	5	\$600	D
Other Observation, Extent : Moderate, Area Affected : 100% Location : Stacks							
T	- FP						
100%	rvation F	rtent · Moderate	2018 Area Affe	\$394,200	1-3	\$23,600	В
Location:	Through	out The Building			5		
	Explanation: 100% 50% ther Obset Location: Explanation: 50% ther Obset Location: Explanation: 20% ther Obset Location: 10% 20% 10% 10% 10	100% Other Observation, E Location: Ist Floor Explanation: 100 K 100% 50% Other Observation, E Location: Ist Floor Explanation: 100 C 50% 50% ther Observation, E Location: Through Explanation: T-12 i 20% Other Observation, E Location: Through Explanation: Cfl - 0 10% 20% 10% 10% 100% ther Observation, E Location: Stacks Explanation: Copp 100% ther Observation, E Location: Stacks Explanation: Copp	100% Other Observation, Extent: Moderate, A Location: 1st Floor Explanation: 100 Kw Cummims Gense 100% 50% Other Observation, Extent: Moderate, A Location: 1st Floor Explanation: 100 Gallons Capacity 50% 50% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: T-12 Lamps 20% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: Cfl - Compact Fluoresce 10% 20% 10% 10% Other Observation, Extent: Moderate, A Location: Stacks Explanation: Copper Lightning Rods 100% Other Observation, Extent: Moderate, A Location: Throughout The Building	100% 2019 Ther Observation, Extent: Moderate, Area Affel Location: 1st Floor Explanation: 100 Kw Cummims Genset 100% 2016 50% 2022 Ther Observation, Extent: Moderate, Area Affel Location: 1st Floor Explanation: 100 Gallons Capacity 50% LIFE 50% 2023 Ther Observation, Extent: Moderate, Area Affel Location: Throughout The Building Explanation: T-12 Lamps 20% 2023 Ther Observation, Extent: Moderate, Area Affel Location: Throughout The Building Explanation: Cfl - Compact Fluorescent Lamp 10% 2023 20% 2023 10% 2023 10% 2023 10% 2023 10% 2023 10% 2018 100% 2018	100% 2019 \$78,000	100% 2019 \$78,000 1	100% 2019 \$78,000 1 \$14,900 1 \$15,000 1

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

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

Asset #:99

Component	Current R	epair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating			•				•
Energy Source							
Fuel Oil No 6	50% 0-2	\$25,500	2053	* *	5	\$3,200	В
	Corroded, Extent: Mo						
	Location: Rotted O				25,000	Gallon Tanks	
	No. 6 Fuel Oil, Extent		cted : 10	00%			
	Location : Buried To	anks					
Fuel Oil No 6	50%		2023	\$51,100	5	\$6,500	В
Conversion Equipment							
Steam Boiler	100%		2021	\$202,000	1	\$41,400	В
	On Extended Life, Ext	ent : Moderate, Ai	rea Affec	ted : 100%			
	Location : Boiler Ro						
	Other Observation, E.		Area Affe	ected : 100%			
	Location : Central E						
	Explanation: 8 #6 (Oil Burning High I	Pressure	Steam Boilers			
Distribution							
Hot Wtr Piping/Pump	50%		2031	* *	4	\$1,000	В
	Other Observation, E.		Affected	: 100%			
	Location : Through						
	Explanation: High	Temperature Hot V	Vater Is	Distributed To Oth	er Buildi	ings For Heating	
g	Purposes		2022	* *		φ4. π 00	
Steam Piping/Pump	50%		2033	* *	4	\$1,500	В
Terminal Devices	C00/		2020	* *	1	¢0.100	D
Convector/Radiator	60%		2028		1	\$8,100	В
Fan Coil Unit/Heat	40%		2023	\$248,500	1	\$5,400	В
Air Conditioning							
Conversion Equipment	1.00/		2010	¢0 5 00	1		D
Window/Wall Unit	10%		2018	\$8,500	1		B D
No Component	90%						D
Plumbing U/C Water Piping							
H/C Water Piping Galv Iron/Steel	100%		2028	* *	1		В
HW Heat Exchanger	100%		2028		1		Б
High Temp	100%		2023	\$25,700	4	\$4,100	В
Sanitary Piping	10070		2023	ΦΔ3,700	4	φ4,100	ט
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	100/0		ъп в		1		ע
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	100/0		LILL	·	1		ט
Rigid Piping	100%		2023	\$11,000	4	\$1,600	В
Sewage Ejector(s)	100/0		2023	Ψ11,000	<u>-T</u>	Ψ1,000	ע
Electric	100%		2018	\$11,000	4	\$1,600	В
Backflow Preventer	100/0		2010	ψ11,000	г	Ψ1,000	<u> </u>
Generic	100%		2028	* *	1	\$2,600	В
Fixtures	100/0		2020			Ψ2,000	<u>_</u>
Generic	100%						В
Fire Suppression	100/0						ע

Fire Suppression

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

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

HEALTH AND HOSPITALS CORP. - 819 GOLDWATER MEMORIAL HOSPITAL BOILER

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

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		
Total	\$18,515,500	\$6,813,300		
Priority A	\$1,192,200	\$584,200		
Priority B	\$13,103,500	\$5,070,800		
Priority C	\$4,219,800	\$1,158,300		
Total	\$18,515,500	\$6,813,300		

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Cast in Place Concrete	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
	U		tent : Severe, Area out Site Wall	Affected	: 20%			
Masonry: Brick	5%	Now	\$29,100	LIFE	* *	5	\$19,500	A
			Extent : Moderate, A nt Foundation Wall		cted : 20%			
Window Wall	5%			2039	* *	5	\$73,000	A
Windows								
Aluminum	100%	Now	\$197,500	2035	* *	5	\$23,700	A
	Caulking I	Deteriorate	ed, Extent : Modera	te, Area	Affected : 40%			
	Location	: Through	out					
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

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) Built-Up (BUR)	Location Water Pen Location Worn/Ero	n : Over 13t netration, E n : Over 13t ded, Extent	xtent : Moderate, A th Floor : Severe, Area Affa	Area Affe	cted : 10%	10	\$18,300	A A
Cast in Place Concrete	3% Miss/Dam Location Water Pen	aged Flash 1 : Over Ga	\$9,400 sings, Extent : Mod rage sxtent : Moderate, A					A
IRMA/Protected Membrane	20% Miss/Dam Location Vegetation Location	Now aged Flash : Over Fir : Growth, E : Over Fir	\$241,200 sings, Extent: Mod est And Second Flow Extent: Severe, Are est And Second Flow extent: Moderate, A	ors ea Affecte ors	rd : 40%			A
IRMA/Protected	Location 20%	ı : Over Fir	st And Second Flo	ors 2019	\$241,200	10	\$30,500	A
Membrane Panel/Paver: Cer/Brk	10% Water Pen	Now netration, E n : Through	\$51,300 Extent : Severe, Area	2029	* *	10	Ψ30,300	A
Traffic Topping	5% Cracking/ Location Water Pen Location Worn/Eroc	Now Crumbling, a: Over Ga aetration, E a: Over Ga	\$46,000 Extent: Moderate rage xtent: Moderate, A rage : Severe, Area Affo	Area Affe	cted : 30%			A
Interior Floors								
Cast in Place Concrete Ceramic Tile Panel/Paver: Cer/Brk Terrazzo	15% 5% 5% 5%			LIFE 2028 2035 LIFE	* * * * * * * * * * * * * * * * * * * *	5 5 5 5	\$209,100 \$31,900 \$71,700 \$24,900	C C C
Traffic Topping Vinyl Tile	5% 65%			2024 2019	\$392,100 \$3,494,100	5 3	\$39,800 \$207,100	C C

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

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

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	
nterior									
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 Compr	ressor Ro	oom				
Ceramic Tile	5%			2028	* *	5	\$57,800	С	
Concrete Masonry Unit	10%			LIFE	* *	5	\$46,200	C	
Masonry: Brick	5%			LIFE	* *			C	
Marble Panels	5%			LIFE	* *			C 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	В	
AcousTileConcealSpLn	70%	Now	\$179,000	2017	\$3,579,900	5	\$278,700	В	
	Misaligned	Misaligned/Bulging, Extent: Moderate, Area Affected: 70%							
	Location	: Through	out						
AcousTileSusp.Lay-In	5%			2017	\$255,700	5	\$31,900	В	
Exposed Concrete	10%	Now	\$406,900	LIFE	* *	5	\$10,000	В	
•	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	fected : 20%				
	Location: Beam In Garage								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Garage								
	Other Observation, Extent : Moderate, Area Affected : 10%								
		: Garage							
			oded Steel Beam						
Metal Panel	5%			LIFE	* *	5	\$39,800	В	

lectrical	Current Repair Future Replacement Maintenance							
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2029	* *	5	\$2,200	В		
	Other Observation, Extent: Moder	ate, Area Affected	! : 100%					
	Location : Electrical Room							
	Explanation: Two Main Disconn	ect Switches Rate	d At 4000 Amp	s Each				
Transformers								
Dry Type	100%	2024	\$14,800	5	\$1,600	В		
, , , , , , , , , , , , , , , , , , ,	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Generator Room							
	Explanation: 500 KVA							
Switchgear / Switchboard								
Air Circuit Breaker	100%	2029	* *	5	\$2,200	В		

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

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

Asset #: 100

Electrical	Current Repair	Future R	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts								
Raceway								
Conduit	40%	2029	* *	1		В		
Conduit	60%	2019	\$257,700	1		В		
Panelboards								
Molded Case Bkrs	70%	2027	* *	5	\$7,800	В		
Molded Case Bkrs	30%	2018	\$129,700	5	\$3,400	В		
Wiring								
Busway	20%	2024	\$97,200	1		В		
Thermoplastic	55%	2029	* *	1		В		
Thermoplastic	25%	2019	\$121,500	1		В		
Motor Controllers								
Locally Mounted	20%	2024	\$162,900	5	\$600	В		
Motor Control Center	80%	2024	\$651,500	5	\$9,300	В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$6,300	В		
	Other Observation, Extent : Modera	ate, Area Affecteo	d : 100%					
	Location : Water Meter Room							
	Explanation: Connected With Ma	ain Water Pipe.						
Stand-by Power								
Transfer Switches								
Automatic	100%	2024	\$11,500	1	\$131,000	В		
Generators								
Diesel	100%	2022	\$78,000	1	\$164,900	В		
	Other Observation, Extent : Modera	ate, Area Affecteo	d : 100%					
	Location: Generator Room							
	Explanation : 350 KW							
Batteries								
Nickel Cadmium	100%	2016	\$700	5	\$94,900	В		
Fuel Storage								
Day Tank	20%	2018	\$6,100	5	\$15,800	В		
Main Tank	80%	2022	\$40,900	5	\$10,000	В		
Lighting								
Interior Lighting								
Fluorescent	35%	2019	\$769,200	10	\$136,600	В		
	Other Observation, Extent : Modera	ate, Area Affecteo	d : 100%					
	Location: Throughout							
	Explanation: T-8 Lamps							
Fluorescent	48%	2019	\$1,054,900	10	\$187,400	В		
	Other Observation, Extent : Modera	ate, Area Affected	d: 100%					
	Location : Throughout							
	Explanation: T-12 Lamps							
Fluorescent	15%	2024	\$329,700	10	\$58,600	В		
	Other Observation, Extent : Modera			- 0	+20,000	_		
	Location: Throughout							
	Explanation: T-5 And Compact							
HID	2%	2019	\$30,900	10	\$300	В		
11112	2/0	2017	ψ30,700	10	φ500	ע		

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

Asset #: 100

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Exit, Service	50%		2019	\$30,700	1		В
Exit, Battery	50%		2019	\$153,600	10	\$14,400	В

Mechanical		Current l	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%			2029	**	1		В	
			Extent : Light, Area	Affected	: 100%				
		n : Basemer							
Communication Engineering	Explana	tion : Stear	n From Con Edisor	<u>1</u>					
Conversion Equipment Pres. Reducing Valve/LP	100%			2022	\$262,000	5	\$25,300	В	
Steam	100%			2022	\$202,000	3	\$23,300	Ь	
Distribution									
Hot Wtr Piping/Pump	20%			2027	* *	4	\$4,200	В	
Steam Piping/Pump	80%		\$235,900	2029	* *	4	\$16,800	В	
Steam I iping/I amp			loderate, Area Affe		%	•	Ψ10,000	D	
			nt And 14th Fl. Med						
Terminal Devices									
Air Handler	70%			2019	\$1,594,300	1	\$184,300	В	
Convector/Radiator	30%			2024	\$1,196,900	1	\$41,200	В	
Air Conditioning							•		
Energy Source									
Utility Steam	100%			2029	* *	1		В	
Conversion Equipment									
Absorption	100%			2028	* *	1	\$460,700	В	
Chiller/Steam/HW									
Distribution									
Chilled Wtr Pipe/Pump	100%		\$206,400	2029	* *	4	\$21,000	В	
			Ioderate, Area Affe	cted : 30%	%				
	Location	n : 14th Fl.	Mech. Room						
Terminal Devices									
Air Handler/Cool/Ht	100%			2019	\$1,794,200	1	\$263,200	В	
Heat Rejection								_	
Remote Air Cond	10%			2019	\$252,300	2	\$29,600	В	
Water Cool Tower	90%			2017	\$1,091,200	2	\$385,600	В	
Ventilation									
Distribution	1000/			LIDD	* *	2.5	¢227_400	D	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$237,400	В	
Exhaust Fans	000/			2024	¢420.200	2	¢11.700	D	
Interior	90%			2024	\$420,200	2 2	\$11,700	В	
Roof Plumbing	10%			2019	\$33,600		\$1,300	В	

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

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

Mechanical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2024	\$1,261,500	1		В	
Water Heater									
Gas Fired	100%			2016	\$98,300	2	\$6,200	В	
HW Heat Exchanger									
Low Temp	100%			2029	* *	4	\$63,100	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%		\$29,500	LIFE	* *	1		В	
	Leak Evid	lent, Extent	: Severe, Area Affe	cted : 10	0%				
	Location	ı : From Th	e Roof To 14th Fl	Cafeteria	ı Ceiling				
Sump Pump(s)									
Rigid Piping	100%			2024	\$11,000	4	\$2,500	В	
Sewage Ejector(s)									
Compressed Air	100%			2029	* *	4	\$2,500	В	
Fixtures									
Generic	100%							В	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *			C	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location	ı: (4) B-13,	(3) 1-6, (1) B-14						
<u></u>	Explana	tion : 8 Uni	its						

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

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
Total	\$1,562,100	\$1,339,300
Priority A	\$622,600	\$523,500
Priority B	\$184,700	\$748,000
Priority C	\$754,700	\$67,800
Total	\$1,562,100	\$1,339,300

Total	\$47,400	\$19.800	\$32,800	\$157,800
Priority C	\$700		\$2,300	\$18,700
Priority B	\$30,400	\$19,800	\$30,500	\$107,900
Priority A	\$16,300			\$31,200
Total	\$47,400	\$19,800	\$32,800	\$157,800
Mechanical	\$28,700	\$6,100	\$8,700	\$38,900
Electrical	\$1,000	\$11,100	\$21,800	\$68,900
Interior Architecture	\$1,400	\$2,700	\$2,300	\$18,700
Exterior Architecture	\$16,300			\$31,200
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

Architecture	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls						_			
Cast Stone/Terra Cotta	5%		\$8,400	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	
·	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location	a : East Fac	cade						
	Spalling, I	Extent : Mo	derate, Area Affect	ed:5%					
	Location	a : East Fac	cade						
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	a : North F	acade						
Masonry: Brick	70%	Now	\$367,600	LIFE	* *	5	\$6,400	A	
	Horizonta	l Cracks, E	xtent : Moderate, A	Area Affe	cted : 25%				
	Location: East Facade, South Facade, West Facade								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
	Location	: East Fac	cade,South Facade,	West Fa	cade				
			vere, Area Affected						
	Location: East Facade, South Facade, West Facade								
			: Moderate, Area						
	Location	: East Fac	rade,West Facade,S	South Fa	cade				
Stucco Cement	25%			2024	\$58,700	5	\$5,900	A	

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

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

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	0.50/		φ4.4 π .000	2020	* *				
Built-Up (BUR)	85%	Now	\$147,800	2029				A	
		хtent : мос : Through	derate, Area Affecte	ea : 25%					
		U	oui Extent : Moderate, 1	Area Aff	ected · 25%				
	_	: Over Fir		11 64 71936	eciea . 2570				
			: Moderate, Area	Affected	: 25%				
		: Through		2550000	. 2070				
Copper/Terne	8%			2034	* *	10	\$7,700	A	
Metal Panel	5%	Now	\$2,100	2032	* *		, , , , , , , ,	A	
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 5%				
	Location	: Over Me	edical Records						
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 15%				
	Location	: Over Me	edical Records						
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	: Over Me	edical Records						
	Explana	tion : Roof	Is Covered With To	ır					
Skylight, Metal/Glass	2%			2029	* *	10	\$2,600	A	
Interior									
Floors	2501				de de	_	#20.200	a	
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	С	
Vinyl Tile	15%			2024	\$67,800	3	\$3,000	C	
Vinyl Tile	10%			2016	\$45,200	3	\$2,700	С	
Interior Walls	5 0/			LIDD	* *			С	
Glass Block	5%			LIFE LIFE	* *				
Masonry: Brick	25%			LIFE	* *	5	¢0 100	C C	
Plaster	70%			LIFE		5	\$8,100	C	
Ceilings AcousTileSusp.Lay-In	10%			2032	* *	5	\$5,400	В	
Exposed Struc: Steel	5%			LIFE	* *	3	φ <i>5</i> , 4 00	В	
Masonry: Infill Arch	25%			LIFE	* *			В	
Plaster	55%			LIFE	* *	5	\$18,400	В	
Plaster	5%	Now	\$700	LIFE	* *	5	\$1,700	В	
i iuotei			Extent : Moderate		ffected : 5%	3	Ψ1,700	D	
	_	: Electrica		, - 1 1 1	,,,				

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

Under 600 Volts

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

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

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

HEALTH AND HOSPITALS CORP. - 819 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	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrica	al Room					
	Explana	tion : No R	ating Available					
Raceway								
Conduit	90%			2019	\$9,100	1		В
Conduit	10%			2029	* *	1		В
Panelboards								
Molded Case Bkrs	10%			2027	* *	5		В
Molded Case Bkrs	90%			2018	\$21,600	5	\$400	В
Wiring								
Thermoplastic	90%			2019	\$8,500	1		В
Thermoplastic	10%			2029	* *	1		В
Motor Controllers								
Locally Mounted	100%			2017	\$11,000	5	\$100	В
Ground								
Grounding Devices								
Generic	100%	2-4	\$1,000	LIFE	* *	5	\$300	В
			Extent : Severe, Are	a Affecte	ed: 100%			
		: Boiler R						
	Explana	tion : Corre	oded And Connecte	d With N	1ain Water Pipe			
Lighting								
Interior Lighting								
Fluorescent	60%			2019	\$110,800	10	\$19,700	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Through						
		tion : T-12	Lamps					
Fluorescent	40%			2019	\$73,900	10	\$13,100	В
	Other Observation, Extent : Moderate, Area Affected : 100%							
		: Through						
	Explana	tion : T-8 L	amps					
Egress Lighting								
Exit, Service	50%			2019	\$2,600	1		В
Exit, Battery	50%			2019	\$12,900	10	\$1,200	В

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

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

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

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

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

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

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

Print Date: 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

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
Total	\$3,243,700	\$4,293,300
Priority A	\$1,100,700	\$140,800
Priority B	\$2,143,000	\$3,327,100
Priority C		\$825,400
Total	\$3,243,700	\$4,293,300

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



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

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

Architecture	Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls Masonry: Brick	10% Now Diagonal Cracks, Exten Location : Bulkheads	\$24,500 at : Moderate, Ar	LIFE ea Affec	* * ted : 10%	5	\$8,200	A
	Horizontal Cracks, Exte Location: Bulkheads	ent : Moderate, A	rea Affe	ected : 5%			
	Jnt Mortar Miss/Erod, 1 Location : Throughou		e, Area 1	Affected : 30%			
Masonry: Brick	78%		LIFE	* *	5	\$63,900	A
Masonry: Limestone	5% 4+ Int Mortar Miss/Erod, 1 Location : Throughou		LIFE e, Area A	* * Affected : 40%	5	\$3,100	A
Masonry: Marble	2%		LIFE	* *	5	\$1,200	A
Metal Panel	5% Now	\$29,200	2051	* *	5	\$7,700	Α
	Broken/Missing Elemen Location : Entrance S Other Observation, Exte Location : Entrance R Explanation : Main En Carraige Structure Is	idewalk Roof Fa ent : Severe, Ared oof Canopy. ntrance Roof Can	scia. a Affecte	ed : 100%	ing Fasc	ia And Under	
Windows	7 00/ N	Φ 21 < 5 00	2021	* *	~	Ф20,000	
Metal/Detention Type	50% Now Bent/Warped Elements, Location: Ninth Floor Unit Inoperable, Extent Location: Ninth Floor	r : Moderate, Are		Affected : 20%	5	\$20,000	A
Steel	50% Now Air Infiltration, Extent: Location: Throughou		2046 fected : 7	**	5	\$68,700	A
	Thermally Inefficient, E. Location : Throughou		rea Affe	cted : 100%			
	Other Observation, Exte Location : Throughout		a Affecte	ed : 100%			
	Explanation: Window	s Are Made Of (Galvaniz	ed Steel.			

HEALTH AND HOSPITALS CORP. - 819 HARLEM HOSPITAL KOUNTZ PAVILION

Asset #: 103

Architecture	Current Repair	Future Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code				
Exterior									
Parapets	0001 31 000	* ****** deal		#2.2 00					
Masonry: Brick	20% Now \$12,600 Diagonal Cracks, Extent : Moderate, A.	LIFE **	5	\$2,200	A				
	Location: Lower Wing Over Service A								
	Jnt Mortar Miss/Erod, Extent : Modera								
	Location: Throughout								
	Miss/Damaged Flashings, Extent : Mod	lerate, Area Affected : 30%	ó						
	Location: Throughout								
	Other Observation, Extent : Moderate,	Area Affected : 100%							
	Location: Throughout.								
	Explanation: All Parapet Walls With								
Masonry: Brick	30%	LIFE **	5	\$3,300	A				
Metal: Cage/Fence	50% 4+ \$21,600	2026 **	5	\$17,700	A				
	Corrosion/Rusting, Extent: Moderate, Location: Throughout	Area Affected : 20%							
Roof	Location . Inrougnout								
Built-Up (BUR)	40% 0-2 \$108,000	2031 **	į		A				
Built of (Bolk)	Blisters, Extent : Moderate, Area Affect				71				
	Location: Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location: Over Ninth Floor & Pentho	ouse.							
	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, A Location: Over 9th Floor.	Area Affected : 100%							
	Patching Evident, Extent: Severe, Area	Affacted : 100%							
	Location : Throughout	Ајјестей . 100%							
	Vegetation Growth, Extent: Light, Area	a Affected : 5%							
	Location: Adjacent To Parpet Walls.	55							

Interior

HEALTH AND HOSPITALS CORP. - 819 HARLEM HOSPITAL KOUNTZ PAVILION

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors						_		_
Cast in Place Concrete	12%	Now	\$4,600	LIFE	* *	5	\$48,400	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location	: Through	out					
Ceramic Tile	8%	Now	\$28,300	2030	* *	5	\$7,400	C
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 15%			
	Location	: Bathroo	ms					
Terrazzo	5%	Now	\$21,200	LIFE	* *	5	\$7,200	C
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Vinyl Tile	25%			2026	* *	3	\$17,300	
y	Other Obs	ervation, E	Extent : Light, Area		: 2%	-	, , , , , , , , , , , , , , , , , , ,	
		: The 5th		33				
	Explanai	tion : Some	9x9's Still Left Spi	read Thro	oughout.			
Vinyl Tile	50%	Now	\$15,500	2021	\$777,000	3	\$34,500	
·y1 1110	Broken/Missing Elements, Extent: Moderate, Area Affected: 20%							
		: Through		,	3,5			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		: Through		,	<i>y</i>			

Architecture	Current Rep	air	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Interior Walls		440 400					~
Cast in Place Concrete	5% Now Cracking/Crumbling, Ex Location: Throughout	Basement					С
	Water Penetration, Exte Location: Throughout		rea Affed	cted : 50%			
Ceramic Tile	20% Now Cracking/Crumbling, Ex Location: Throughout		2030 , Area A <u>f</u>	* * fected : 20%	5	\$3,400	С
Concrete Masonry Unit	5% Now Cracking/Crumbling, Ex Location: Throughout		LIFE , Area A <u>f</u>	* * fected : 10%	5	\$700	С
Gypsum Board	10% Now Punct/Tear/Impact Dam Location: Throughout	-	LIFE ght, Area	* * Affected : 10%	5	\$2,000	С
Masonry: Brick	5% Efflorescence, Extent: M Location: Throughout Paint Peeling, Extent: M Location: Throughout Water Penetration, Exte Location: Throughout Other Observation, Exte Location: Throughout Explanation: Patching	Penthoust & Bo Moderate, Area A Basement. nt: Moderate, A Basement & Pe nt: Moderate, A Basement.	usement. Affected : rea Affec inthouse.	· 20% cted : 30%			С
Plaster	45% Now Broken/Missing Element Location: Throughout	\$6,100 ts, Extent : Light	LIFE , Area Aj	* * ffected : 10%	5	\$4,600	С
SGFT/Glazed Masonry	10% Now Cracking/Crumbling, Ex Location: Throughout		LIFE a Affecte	* * ed : 10%			С

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

Asset #: 103

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$7,400	2026	* *	5	\$11,500	В
	Broken/Mi	ssing Elen	ients, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: Through	out 1st & 2nd floor	S.				
AcousTileSusp.Lay-In	40%	Now	\$29,500	2026	* *	5	\$36,700	В
1 2	Punct/Tea	r/Impact D	amage, Extent : Li	ght, Area	ı Affected : 10%			
		: Through						
Exposed Concrete	10%	4+	\$11,700	LIFE	* *	5	\$2,900	В
•	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%			
	Location	: Through	out					
	Patching E	Evident, Ex	tent : Moderate, Ar	ea Affec	ted : 100%			
	Location	: Through	out.					
Metal Panel	15%	Now	\$45,600	LIFE	* *	5	\$34,400	В
	Broken/Missing Elements, Extent: Light, Area Affected: 20%							
	Location	: Through	out					
Plaster	25%	Now	\$12,000	LIFE	* *	5	\$28,700	В
	Broken/Mi	ssing Elen	ents, Extent : Ligh	t, Area A	ffected : 10%		,	
	Location	: Through	out					

ectrical	Current Repair	Future	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2021	\$32,500	5	\$3,900	В
	Other Observation, Extent : Mode	rate, Area Affec	ted : 100%			
	Location: Electrical Room					
	Explanation: Two 2000 Amp Me	ain Disconnect S	Switch			
Transformers						
Dry Type	100%	2019	\$14,800	5	\$600	В
	Other Observation, Extent : Mode	rate, Area Affec	ted : 100%			
	Location: Within The Space					
	Explanation : One 150 Kva In L	ine				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2021	\$95,100	5	\$3,900	В
Raceway						
Conduit	95%	2021	\$106,000	1		В
Conduit	5%	2047	* *	1		В
Panelboards						
Fused Disc Sw	5%	2020	\$6,000	5	\$200	В
Molded Case Bkrs	95%	2043	* *	5	\$3,700	В

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

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

Asset #: 103

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts								
Wiring Braided Cloth		2-4 Aged, Exte : Through	\$77,500 ent : Moderate, Are out	2046 a Affecte	* * ed : 100%	1		В
Thermoplastic	10%			2047	* *	1		В
Thermoplastic	30%			2021	\$38,800	1		В
Motor Controllers					. ,			
Locally Mounted		2-4 led Life, Ex : Basemen	\$18,700 tent : Moderate, Ar	2041 ea Affec	* * ted : 100%	5	\$100	В
Locally Mounted	10%			2019	\$18,700	5	\$100	В
Motor Control Center	50%			2019	\$93,300	5	\$2,000	В
Motor Control Center			\$18,700 tent : Moderate, Ar at And Penthouse	2041 ea Affec	* * ted : 100%	5	\$200	В
Motor Control Center	20%			2038	* *	5	\$800	В
Ground Grounding Devices Generic	100% Other Obs Location	: Basemen		LIFE	* * ected : 100%	5	\$2,200	В
	Explana	tion : Corre	oded					
Stand-by Power Transfer Switches Under Construction	100%							D
Generators								
Under Construction	Location	:	Extent : Light, Area From Other Buildin					D
Lighting	Елрини	ion . Teu I	Tom Other Buttuth	grorL	ge sajety Means.			
Interior Lighting Fluorescent	Location	: Through	Extent : Moderate, A out excluding M, 2, 3 T-12 Lamps			10	\$67,700	В
Fluorescent	38%	ion . Osing	5 1 12 Lumps	2029	* *	10	\$42,900	В
	Location	: M, 2, 7 A	Extent : Moderate, A And 8 Floors Type Fixtures Have					
Incandescent	2%			2016	\$12,700	2	\$100	В
Egress Lighting	=70				:,: 30	-	+	
Emergency, Service	45%			2016	\$8,000	1		В
Emergency, Battery	5%			2021	\$2,200	10	\$1,500	В
Exit, Service	50%			2016	\$8,900	1		В
Exterior Lighting HID	100%			2021	\$54,300	10	\$500	В

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

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

Asset #: 103

Current Repair Future Replace		re Replacement	M		
% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%	2021	\$449,500	1	\$55,900	В
Other Observation, Extent : Light, Ar	ea Affectea	l : 100%			
Location: At Exits And Corridor					
Explanation: At Exits And Corridor					
100%	2021	\$1,538,800	1-3	\$92,300	В
	% of Fail Date Estimated Cos Total (Years) 100% Other Observation, Extent: Light, Are Location: At Exits And Corridor Explanation: At Exits And Corridor	% of Fail Date Estimated Cost FY 100% 2021 Other Observation, Extent: Light, Area Affected Location: At Exits And Corridor Explanation: At Exits And Corridor	% of Fail Date Estimated Cost FY 100% 2021 \$449,500 Other Observation, Extent: Light, Area Affected: 100% Location: At Exits And Corridor Explanation: At Exits And Corridor	% of Total Cycle (Years) 100% 2021 \$449,500 1 Other Observation, Extent: Light, Area Affected: 100% Location: At Exits And Corridor Explanation: At Exits And Corridor	% of Total Pate Estimated Cost FY Estimated Cost FY Estimated Cost (Yrs) 100% 2021 \$449,500 1 \$55,900 Other Observation, Extent: Light, Area Affected: 100% Location: At Exits And Corridor Explanation: At Exits And Corridor

echanical	Curren	t Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori Co
ating							
Energy Source	1000/		2021	* *	1		D
Campus Steam	100%	, Extent : Light, Area	2031		1		В
		, Extent . Light, Ared 1 Luther King Buildin		10070			
		vided From Adjacen	_	uther King Ruildi	ing / Dua	ıl Fuel Gas With 4	
	20,000 Gal Tank	-	i Mariii L	Miner King Duna	ng / Duu	ii I uei Gus Wiin 4	
Conversion Equipment	•						
Heat Exchanger	20%		2017	\$5,200	1	\$12,200	В
	Other Observation	, Extent : Light, Area	Affected:	10%			
	Location: Basem	ent					
	Explanation : Ser Piping.	ves Reheat System/	Vot In Ser	vice At This Time	Due To I	Leaks On Reheat	
Pres. Reducing Valve/Ll			2024	\$60,600	5	\$5,800	В
Steam				Ψου,σου	C	φυ,σσσ	-
Distribution							
Hot Wtr Piping/Pump	20% Now	\$122,700	2046	* *	4	\$1,200	В
		ent : Severe, Area Afj	fected : 10	00%			
	Location : Entire	-					
		, Extent : Severe, Are	a Affected	l : 100%			
	Location : Entire	•				_	
		heat System Is Shut L					
Steam Piping/Pump	80% Now	\$68,200	2031	* *	4	\$4,900	В
		Moderate, Area Affe	cted : 20%	6			
	Location : Basem	ent					
Terminal Devices	500/		2016	¢220.200	1	¢20 100	D
Air Handler	50%	Entant Madanata	2016	\$329,200	1	\$38,100	В
	Location : Sub-be	, Extent : Moderate, A	<i>Агеи Ајјес</i>	nea . 5070			
		isemeni New Air Handling Un	its Roina l	Installed In Vario	us Stages	Of Construction	
Convector/Radiator	50% Now	\$346,000	2026	**	1	\$17,900	В
Convector/Radiatof		\$346,000 , Extent : Moderate, A			1	φ17, 900	Б
		Radiation System	neu nyjet	ca . 100/0			
		nual Temperature Co	ontrol By	Opening And Clos	sing Mais	n Steam Valve To	
	System	remperature et	Dy .	opening min cro	8 111411	. S.com Tarre 10	

Air Conditioning

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

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

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

Asset #: 103

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								_
Campus Steam	90%			2041	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		n : Mlk Buil	-	I IV	: D:1.1:			
T			ided From Martin I					
Electricity	10%			2029	* *	1		В
Conversion Equipment	000/			2024	* *	1	#110.000	D
Absorption	90%			2034	* *	1	\$119,900	В
Chiller/Steam/HW	Recent Re	nlaca Evid	ent, Extent : Light,	Aroa Aff	acted · 100%			
			eni, Extent . Ligni, . se / 2 Chillers	Агеи Ауу	естей . 100%			
XX7' 1 /XX7 11 X X '.			se / 2 Chillers	2016	Φ 27 100	1		D
Window/Wall Unit	10%			2016	\$25,100	1		В
Distribution Chilled Wtr Pipe/Pump	1000/	Now	\$11,900	2021	\$506,800	4	¢6 100	В
Chilled wir Pipe/Pump	100%		÷11,900 : Moderate, Area A		\$596,800	4	\$6,100	Б
		n : Penthou		престеи.	2/0			
Terminal Devices	Locuitor	i. I chinou						
Air Handler/Cool/Ht	80%			2016	\$414,900	1	\$60,900	В
All Handier/Cool/III			Extent : Light, Area			1	Ψ00,700	D
		n : Sub-base	_	5,5	, ,			
	Explana	tion : 4 Ne	w Air Handling Un	its In Va	rious Stages Of Co	nstructio	n	
No Component	20%							D
Heat Rejection								
Water Cool Tower	100%			2025	\$350,500	2	\$123,900	В
Ventilation					•		•	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,600	В
Exhaust Fans								
Interior	100%			2016	\$135,000	2	\$3,800	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		В
HW Heat Exchanger								_
Low Temp	100%			2047	* *	4	\$12,200	В
		stallation, E n : Sub-base	Extent : Light, Area ement	Affectea	! : 100%			
		servation, E n : Sub-base	Extent : Light, Area ement	Affected	: 100%			
			ntanious Steam Dri	iven / No	Storage Tank / Co	pper Silv	ver System In	
Sanitary Piping	Service							
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100/0							
Cast Iron	100%			LIFE	* *	1		В
	10070					-		_

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

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

Mechanical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing					
Sewage Ejector(s)					
Compressed Air	100%	2021 \$28,300	4	\$2,500	В
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location : Sub-basement				
	Explanation : Duplex				
Backflow Preventer					
Generic	100%	2029 **	1	\$7,500	В
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location : Sub-basement				
	Explanation : Multiple Units				
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE **			C
	Other Observation, Extent : Light, Area				
	Location: (2) C, C M, 1, M, 2 To 9, I	Penthouse (2) 1 To Penti	house		
	Explanation : Four Units				
Fire Suppression					
Standpipe					
Generic	100%	2041 **	1-5	\$62,000	В
Sprinkler					
No Component	90%				D
Generic	10%	2041 **	1-2	\$3,500	В

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

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

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

Areas Surveyed : Basement, Roof, Floors 1

Block : 1733 Lot : 1 BIN : 1053899

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$20,338,000	\$18,371,000
Priority A	\$1,085,100	\$621,000
Priority B	\$17,086,200	\$17,484,500
Priority C	\$2,166,600	\$265,500
Total	\$20,338,000	\$18,371,000

Total	\$984,800	\$502,200	\$598,300	\$635,100
Priority C	\$41,100	\$22,400		\$106,200
Priority B	\$897,100	\$479,800	\$598,300	\$528,900
Priority A	\$46,600			
Total	\$984,800	\$502,200	\$598,300	\$635,100
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Mechanical	\$558,100	\$183,800	\$288,700	\$201,300
Electrical	\$161,300	\$118,400	\$132,000	\$150,000
Interior Architecture	\$41,100	\$22,400		\$106,200
Exterior Architecture	\$46,600			
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

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

Asset #: 102

rchitecture	Current Repair		Future Replacement		Maintenance			
estem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior								
Exterior Walls								
Masonry: Brick	85% Now Cracking/Crumbling, Location: Througho	ut			5	\$380,400	A	
	Water Penetration, Extent : Light, Area Affected : 10% Location : Throughout							
Masonry: Granite	2% 4+ Staining/Discoloring, Location: Adjacent	_		* * ed : 10%	5	\$6,700	A	
Marble Panels	10% Now Cracking/Crumbling, Location: Througho	_	LIFE ea Affecte	* * ed : 5%	5	\$33,600	A	
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

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

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

Asset #: 102

rchitecture	Current Repair			Future	Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Floors	5%			2020	¢566 100	2	¢67 100	C
Carpet	Recent Re	place Evide	ent, Extent : Light, Office Locations T	Area Affe		3	\$67,100	С
Cast in Place Concrete	10%	Now	\$553,800	LIFE	* *	5	\$195,600	С
	_		Extent : Moderate out Basement & Si					
Ceramic Tile			\$172,000 Extent : Moderate out	2030 e, Area A <u>f</u>	* * fected : 50%	5	\$22,400	С
Quarry Tile	5%			2034	* *	5	\$67,100	С
Terrazzo	_		\$82,500 Extent : Light, Ard out	LIFE ea Affecte	* * d : 5%	5	\$69,900	С
Vinyl Tile	Location Cracking/	issing Elem 1 : Through	Extent : Light, Are			3	\$184,500	С
Vinyl Tile	Location Other Obs	issing Elem 1 : Through	xtent : Severe, Are out			3	\$33,500	С
Interior Walls	-							
Ceramic Tile	_		\$11,300 Extent : Moderate out	2030 e, Area A <u>f</u>	* * fected : 15%	5	\$4,100	С
Concrete Masonry Unit		Crumbling,	\$3,600 Extent : Light, Ard Locker Room, Base		* * d : 5%	5	\$3,300	С
Glass: Single Pane	3%			LIFE	* *	5	\$3,700	С
Gypsum Board	15%			LIFE	* *	5	\$14,800	C
Marble Panels	2%			LIFE	* *			C
Plaster	Location Water Per	Crumbling, 1 : Through 1etration, E	\$26,200 Extent: Light, Areout xtent: Light, Area tt, Throughout.			5	\$19,700	С
SGFT/Glazed Masonry	_		\$37,900 Extent : Light, Are	LIFE ea Affecte	** d:5%			С

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

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

Asset #: 102

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Interior										
Ceilings										
AcousTileConcealSpLn	30%	Now	\$214,700	2026	* *	5	\$167,200	В		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40% Location : Throughout									
AcousTileSusp.Lay-In	35%	Now	\$125,300	2034	* *	5	\$156,000	В		
		issing Elem : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 15%					
Exposed Concrete	10%	4+	\$56,900	LIFE	* *	5	\$13,900	В		
	U	0.	Extent : Light, Are out Basement.	ea Affecte	ed : 10%					
Metal Panel	25%	Now	\$184,700	LIFE	* *	5	\$278,700	В		
		issing Elem : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 10%		,			

lectrical	Current Repair			e Replacement	M	aintenance					
vstem Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
nder 600 Volts	•		•								
Service Equipment											
Air Circuit Breaker	100%		2021	\$129,900	5	\$3,800	В				
	Other Observation, Extent : Light, Area Affected : 100%										
	Location:	Electrical Room									
	Explanation	n : 4 (6000 Amp.) Service I	Disconne	ect Switch.							
Transformers											
Dry Type	50%		2019	\$7,400	5	\$1,300	В				
	Other Observation, Extent : Moderate, Area Affected : 50%										
	Location:	Room 5106 a									
	Explanation	n : Serve X. Ray Equipment	t.								
Dry Type	50%		2026	* *	5	\$1,300	В				
Switchgear / Switchboard											
Fused Disc Sw	100%		2021	\$412,100	5	\$3,100	В				
Raceway											
Conduit	85%		2021	\$486,800	1		В				
Conduit	15%		2031	* *	1		В				
Panelboards											
Fused Disc Sw	5%		2029	* *	5	\$800	В				
Fused Disc Sw	15%		2020	\$86,500	5	\$2,500	В				
Molded Case Bkrs	70%		2020	\$403,500	5	\$13,400	В				
Molded Case Bkrs	10%		2029	* *	5	\$1,900	В				
Wiring											
Braided Cloth	65%	2-4 \$421,100	2046	* *	1		В				
	Insulation Ag	ged, Extent : Moderate, Are	a Affecte	ed : 100%							
	Location:	Throughout									
Thermoplastic	25%		2021	\$162,000	1		В				
Thermoplastic	10%		2031	* *	1		В				

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

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

Asset #: 102

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	<u> </u>		<u> </u>					
Motor Controllers								
Locally Mounted	10%		2019	\$108,600	5	\$500	В	
Locally Mounted	10%		2026	* *	5	\$500	В	
Motor Control Center	60%		2019	\$651,500	5	\$11,900	В	
Motor Control Center	20%		2026	* *	5	\$4,000	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$10,700	В	
Stand-by Power								
Transfer Switches							_	
Automatic	100%		2019	\$11,500	1	\$223,700	В	
Generators	1000/		2015	Φ=0.000		\$204.700		
Diesel	100%	7 16 1 .	2017	\$78,000	1	\$281,500	В	
	Other Observation, I		Area Affe	cted: 100%				
	Location : Basemen							
Danasia	Explanation: 4 (3	50 Kw)						
Batteries Lead/Acid	100%		2016	\$700	5	\$26,000	D	
	100%		2010	\$700	5	\$26,900	В	
Fuel Storage Day Tank	50%		2020	\$21,500	5	\$55,400	В	
Day Talik	Other Observation, 1	Extent : Moderate			3	\$55,400	ъ	
	Location : Basemer		ii ea rijje	cica : 10070				
	Explanation: 1 (60							
	1 (40 Gallons)	Garrons						
Main Tank	50%		2024	\$35,900	5	\$8,800	В	
	Other Observation, I	Extent : Moderate, A	Area Affe			, -,		
	Location: Boiler Room (basement)							
	Explanation: 1 (2	0,000 Gallons)						
Lighting								
Interior Lighting								
Fluorescent	63%		2016	\$1,943,500	10	\$345,200	В	
	Other Observation, I		Area Affe	cted : 100%				
	Location : Through							
	Explanation: Most	tly T-12 Lamps.						
Fluorescent	35%		2021	\$1,079,700	10	\$191,800	В	
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Through	nout						
	Explanation: Most	tly T-8 Lamps.						
HID	2%		2016	\$43,400	10	\$400	В	
Egress Lighting								
Emergency, Battery	5%		2021	\$10,800	10	\$7,200	В	
Exit, Service	65%		2021	\$56,000	1		В	
Exit, Service	30%		2021	\$25,900	1		В	

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

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

Asset #: 102

Electrical	Current Repair	Current Repair Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Exterior Lighting									
Fluorescent	5%	2016	\$18,800	10	\$3,300	В			
	Other Observation, Extent: Moder	ate, Area Affect	ted : 5%						
	Location : Ambulance Entrance	And Main Entro	ance Canopy						
	Explanation: Mostly T-12 Lamps.								
HID	95%	2021	\$250,700	10	\$2,100	В			
Alarm									
Security System									
Generic	100%	2021	\$2,182,500	1	\$271,500	В			
	Other Observation, Extent: Moder	ate, Area Affect	ted : 100%						
	Location: Throughout								
	Explanation: Fixed, Dome And	PTZ (pan Tilt	t Zoom) Camera.	5					
Fire/Smoke Detection									
Generic	100%	2021	\$7,471,400	1-3	\$448,000	В			

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating						
Energy Source Interruptible Gas/Dual Fuel	100%	2041	* *	1		В
	Other Observation, Extent: Light, A	rea Affected : 100%	ó			
	Location : Vault					
	Explanation: 4 - 20,000 Tanks For	r #2				
Conversion Equipment						
Heat Exchanger	20%	2024	\$25,300	1	\$59,100	В
	Other Observation, Extent: Light, A Location: Mechanical Equipment Explanation: Serves Reheat System	Room				
Steam Boiler	80%	2019 \$2	2,309,000	1	\$473,400	В
	Other Observation, Extent: Light, A Location: Basement Boiler Room Explanation: 3 Units	rea Affected : 100%				
Distribution	•					
Hot Wtr Piping/Pump	40% Now \$476,50 Corroded, Extent: Moderate, Area A Location: Throughout Leak Evident, Extent: Moderate, Are Location: Various	Affected : 60%	* *	4	\$11,800	В
Steam Piping/Pump	60% Now \$993,50 Corroded, Extent: Moderate, Area A Location: Throughout Leak Evident, Extent: Moderate, Are Location: Various	Affected : 100%	**	4	\$17,700	В

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

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

Asset #: 102

Mechanical		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices	10-1			-0	** ** • • • • • • • • • • • • • • • • • •		*** • • • • • • • • • • • • • • • • • •	_
Air Handler			ctent : Severe, Area out	2016 Affected	\$1,278,700 l: 100%	1	\$147,800	В
Convector/Radiator	40%			2026	* *	1	\$77,200	В
Fan Coil Unit/Heat			\$177,600 : Moderate, Area . ls Leaking	2016 Affected :	\$1,775,500 : 40%	1	\$34,700	В
Air Conditioning								
Energy Source Under Construction			Extent : Light, Area	ı Affected	l : 0%			D
				Been Ren	noved And Constru	ection Un	derway In The	
Conversion Equipment	205:			2021	Φ 5.45 .200	•	ф т 3 00	-
Ext Pkg Unit - Cooling	Location	servation, E	Extent : Light, Area Units	2021 a Affected	\$547,300 !: 100%	2	\$7,300	В
Under Construction	Location	servation, E n : Chiller I			l : 0% noved And Constru	ection Un	derway In The	D
Distribution Chilled Wtr Pipe/Pump			\$869,300 evere, Area Affecte out	2021 ed : 40%	\$2,897,700	4	\$29,500	В
Terminal Devices Air Handler/Cool/Ht			ctent : Severe, Area	2016 a Affected	\$2,518,400 1:100%	1	\$369,500	В
Heat Rejection								
Air Condenser Unit Water Cool Tower	_	Now , Extent : M	\$408,400 Toderate, Area Affe And Missing Baffle		\$236,900 \$1,361,500	2 2	\$83,200 \$384,900	B B
Ventilation								
Distribution				_				
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$333,200	В
Exhaust Fans Interior		Extent : Seve	\$65,500 ere, Area Affected . iiler Room Makeup		\$655,400	2	\$14,600	В

Plumbing

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

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

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

Mechanical	Current F	Futur	e Replacement	М			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping Brass/Copper	100% Now Broken, Extent : Seve Location : Valves A			* *	1		В
HW Heat Exchanger							
Low Temp	100% Other Observation, E Location : Mechani Explanation : 2 Nev	ical Equipment Roc	om		4 Storage	\$59,100	В
Sanitary Piping	Explanation : 2 IVE	v Steam Driven Ins	ianianio	as Heaters With Ive	Siorage	<u> </u>	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100% Now Malfunctioning, Exte Location : All Sump	_	-	* *	4	\$1,600	В
Sewage Ejector(s) Compressed Air	100% On Extended Life, Ex Location : Mechani			\$28,300 : 100%	4	\$2,500	В
Backflow Preventer		11					
Generic	100% Other Observation, E Location : Water M Explanation : Fire .	leter Room	2026 Affected	**: 100%	1	\$36,600	В
Fixtures	•						
Generic	100%						В
Vertical Transport Elevators	1000/		LIEE	* *			a
Geared Traction	100% Other Observation, E Location : (10) B-1 Explanation : Ten U	8 (1) B-2	LIFE Affected				С
Fire Suppression							
Standpipe Generic	100%		2041	* *	1-5	\$301,300	В
Sprinkler Generic	100%		2041	* *	1-2	\$167,400	В

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

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

Page: 222

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
Total	\$2,270,500	\$940,900
Priority A	\$1,295,100	\$175,900
Priority B	\$609,500	\$679,200
Priority C	\$365,900	\$85,800
Total	\$2,270,500	\$940,900

Total	\$186,600	\$9,100	\$9,000	\$12,700
Priority C	\$50,400			\$4,000
Priority B	\$120,600	\$9,100	\$9,000	\$8,600
Priority A	\$15,600			
Total	\$186,600	\$9,100	\$9,000	\$12,700
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Mechanical	\$36,900	\$1,900	\$1,400	\$1,400
Electrical	\$53,100	\$2,300	\$2,700	\$2,300
Interior Architecture	\$76,100			\$4,000
Exterior Architecture	\$15,600			
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

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

Architecture	Current Repair			Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls Cast Stone/Terra Cotta	90/	Now	\$245,400	LIEE	* *	5	\$48,000	٨	
Cast Stone/Terra Cotta	Location Int Morta	Crumbling, 1 : South Fo	d, Extent : Moderai		ffected : 25%	5	\$48,000	A	
Copper/Terne			\$50,900 nents, Extent : Mod out	2041 erate, Ar	* * rea Affected : 10%			A	
Masonry: Brick	Location Worn/Ero	r Miss/Eroo ı : South Fo	: Moderate, Area			5	\$65,300	A	
Windows									
Wood	Location Deteriora Location Thermally Location Split/Crac	ation, Exten : Through ted Finish, : Through : Inefficient : Through	Extent : Moderate, out , Extent : Moderate out t : Moderate, Area	Area Afj	fected : 100% ffected : 100%	5	\$62,500	A	
Parapets						_			
Cast Stone/Terra Cotta	Location Int Morta	Crumbling, 1: Through	d, Extent : Modera		-	5	\$4,800	A	
Masonry: Brick	Location Water Per Location Worn/Ero Location	Cracks, Ex i : Corners netration, E i : Through ded, Extent i : Through	: Moderate, Area	Area Affe Affected	cted : 10% : 25%	5	\$5,600	A	
		ı : Through tion : Rolle	out. ed Asphalt Covers I	nside Fa	ce Of Parapet Wa	lls.			

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

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

Architecture	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof	0.50/	NT.	Φ25 200	2021	* *			
Built-Up (BUR)	Blisters, E Location	: Through						A
	Location	: Various						
	Location	: Various.						
		ded, Extent : Through	: Severe, Area Affe out	ected : 10	90%			
Skylight, Metal/Glass	Location Glazing B	: Skylight roken/Crac	\$59,900 nents, Extent : Mode Adjacent To Stair I ked, Extent : Mode t To Stair Bulkhead	Bulkhead rate, Are	ł.			A
Interior								
Floors								
Cast in Place Concrete		Now Crumbling, : Through	\$18,700 Extent : Moderate out	LIFE , Area A	* * ffected : 20%	5	\$13,200	С
Ceramic Tile	_		\$23,200 Extent : Moderate ms	2030 , Area A	* * ffected : 20%	5	\$1,000	С
Vinyl Tile	Location	: Through	\$271,100 nents, Extent : Seve. out Extent : Severe, A			3	\$12,000	С
	_	: Through		ca rijjec				
Interior Walls								
Ceramic Tile	_	_	\$8,600 Extent : Moderate Locations Through	_	-	5	\$1,600	С
Plaster	Location Punct/Tea	: Through	amage, Extent : Mo			5	\$17,900	С

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

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

Asset #: 124

Architecture	Current	Repair	Futur	e Replacement	M	aintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Interior											
Ceilings											
AcousTileSusp.Lay-In	15% Now	\$48,400	2041	* *	5	\$3,000	В				
	O	oken/Missing Elements, Extent : Severe, Area Affected : 35% ocation : Fourth Floor									
Exposed Concrete	10% Now	\$25,600	LIFE	* *	5	\$600	В				
	Spalling, Extent : Mo Location : 5th Floo		ed : 80%	Ó							
	Staining/Discoloring Location : Various	g, Extent : Moderate Locations 5th Floo		ffected : 15%							
Plaster	75% Now	\$39,200	LIFE	* *	5	\$18,800	В				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout										
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% Location : Throughout										

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$43,400	1		В
Panelboards								
Molded Case Bkrs	100%			2020	\$48,000	5	\$600	В
Wiring								
Braided Cloth	80%	2-4	\$35,700	2046	* *	1		В
	Insulation	Insulation Aged, Extent : Moderate, Area Affected : 100%						
	Location	ı : Through	out					
Thermoplastic	20%			2021	\$8,900	1		В
Motor Controllers								
Locally Mounted	80%			2019	\$35,300	5	\$100	В
Locally Mounted	20%	2-4	\$8,800	2041	* *	5		В
	On Extend	ded Life, Ex	ctent : Moderate, A	ea Affec	ted : 100%			
	Location	n : Mech. R	oom					
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	В
Lighting								
Interior Lighting								
Fluorescent	95%			2016	\$112,000	10	\$23,400	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Through	nout					
	Explana	tion : Usin	g T-12 Lamps					
Incandescent	5%			2016	\$5,900	2		В
Egress Lighting								
Emergency, Service	50%			2016	\$1,900	1		В
Exit, Service	50%			2016	\$1,900	1		В

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

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

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

Asset #: 124

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Exterior Lighting						
HID	100%	2016	\$8,800	10	\$100	В
Alarm						
Security System						
Generic	100%	2021	\$72,900	1	\$9,100	В
	Other Observation, Extent : Light	, Area Affected :	20%			
	Location: First Floor (hospital	Police Headquar	rters)			
	Explanation: Fixed Cameras					
Fire/Smoke Detection						
Generic	100%	2021	\$249,500	1-3	\$15,000	В

Mechanical	Curre	nt Repair	Future	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Day Total (Year	ate Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating							
Energy Source							_
Campus Steam	100%	T T' 1 . A	2031	**	1		В
		n, Extent : Light, Ared	i Affected :	100%			
	Location: Thro	ugnout rovided From Adjacei	at Ruildina				
Conversion Equipment	Explanation . F	roviaea From Aajacei	и Бинату				
Not Accessible	100%						D
Not Accession		n, Extent : Light, Ared	a Affected :	0%			D
	Location : Bases	_	33				
	Explanation : A	rea Locked And Unde	r Construct	tion			
Distribution	-						
Steam Piping/Pump	100% Now	+,	2021	\$185,900	4	\$1,300	В
		ent : Light, Area Affe	cted : 100%	ó			
	Location : Thro	ughout					
Terminal Devices							
Convector/Radiator	100% Now	+,	2019	\$251,500	1	\$7,800	В
		ent : Moderate, Area	Affected: 1	00%			
	Location : Vario	ous Locations					
ir Conditioning							
Energy Source Electricity	100%		2029	* *	1		В
Conversion Equipment	100%		2029		1		В
Window/Wall Unit	60%		2016	\$32,800	1		В
No Component	40%		2010	Ψ32,000	1		D
lumbing							
H/C Water Piping							
Brass/Copper	100%		2021	\$79,500	1		В
HW Heat Exchanger							
Not Accessible	100%						D
		Other Observation, Extent : Light, Area Affected : 0%					
	Location: Bases						
	Explanation : A	rea Locked And Unde	r Construct	tion			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Not Accessible	100%					D
	Other Observation, Extent : Li	ght, Area Affected : 0%				
	Location: Basement					
	Explanation : Area Locked A	and Under Construction				
Backflow Preventer						
Not Accessible	100%					D
	Other Observation, Extent : Li	ght, Area Affected : 0%				
	Location: Basement					
	Explanation : Area Locked A	and Under Construction				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Li	ght, Area Affected : 100	%			
	Location: B-5					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$13,500	В

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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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$85,200	\$244,300
Interior Architecture	\$98,100	\$265,500
Electrical		\$863,500
Mechanical		\$468,300
Total	\$183,300	\$1,841,600
Priority A	\$85,200	\$244,300
Priority B	\$47,600	\$1,391,100
Priority C	\$50,500	\$206,200
Total	\$183,300	\$1,841,600

Total	\$165,700	\$96,800	\$98,600	\$73,100
Priority C	\$14,100	\$11,400		
Priority B	\$123,000	\$80,200	\$98,600	\$73,100
Priority A	\$28,700	\$5,200		
Total	\$165,700	\$96,800	\$98,600	\$73,100
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$76,000	\$52,000	\$70,300	\$37,700
Electrical	\$27,200	\$8,500	\$8,500	\$15,700
Interior Architecture	\$14,100	\$11,400		
Exterior Architecture	\$28,700	\$5,200		
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

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HEALTH AND HOSPITALS CORP. - 819 HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	\$77,900	A
Metal Panel	20%			2041	* *	5-10	\$178,600	A
			nents, Extent : Ligh se Wall Capping	t, Area A	ffected : 5%			
Stucco Cement	5%	Now	\$3,700	2034	* *	5	\$8,100	A
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 5%			
	Location	a : From Th	he Underside Of Th	e Curved	l Pediment.			
	Explana	tion : Stuce	co Delaminated And	l Missing	3			
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, Ex	tent : Light, Area A	ffected :	5%		. ,	
			At 4th Floor Roof.	00				
Roof								
Modified Bitumen	100%	2-4	\$21,200	2026	* *			A
	Drains Cl	ogged, Ext	ent : Light, Area Af	fected : 2	2%			
	Location	ı : 1 Drain	Screen At Penthou.	se Roof I	Level.			
	Ponding,	Extent : Lig	ght, Area Affected :	2%				
		ı : Penthou	,					
nterior								
Floors								
Cast in Place Concrete	15%	2-4	\$14,100	LIFE	* *	5	\$59,900	C
	Horizonta	l Cracks, E	Extent : Light, Area	Affected	: 5%			
		: Through	_					
Ceramic Tile	5%			2030	* *	5	\$9,100	С
Terrazzo	30%	2-4	\$50,500	LIFE	* *	5	\$42,800	C
TOTTUZZO	Other Obs		Extent : Light, Area		! : 2%	5	ψ 12,000	C
			euas. or Surface Cracking	,				
Vinyl Tile	50%		Surjuce Crucking	2026	* *	3	\$34,200	C
villyr rife	30%			2020		3	\$34,200	

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

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

Asset #: 4366

Architecture	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
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
	Location : Penth	, Extent : Severe, Are ouse Interior. ferring To Spray Inst					
SGFT/Glazed Masonry	28%		LIFE	* *			С
	Location : Main	, Extent : Light, Area Corridors. inor Surface Cracking					
Ceilings							
AcousTileSusp.Lay-In	65% Now	\$47,600	2034	* *	5	\$59,300	В
	Broken/Missing El Location : Main	ements, Extent : Ligh Corridors.	ıt, Area A	ffected : 2%			
Exposed Struc: Steel	20%		LIFE	* *			В
Gypsum Board	15%		LIFE	* *	5	\$34,200	В

ectrical	Current Rep	air Futu	Future Replacement		Maintenance		
tem Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
er 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2031	* *	5	\$500	В	
	Other Observation, Exte	nt : Moderate, Area Aff	ected : 100%				
	Location : Electrical R	200m					
	Explanation: Two 120	00 Amp,One 1600 Amp A	And One 2000 Amp	Main Di	sconnect Switch		
Transformers							
Dry Type	100%	2026	* *	5	\$400	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical R	?oom					
	Explanation : One 150	Kva And 225 Kva					
Switchgear / Switchboard							
Molded Case Bkrs	100%	2031	* *	5	\$3,200	В	
Raceway							
Conduit	100%	2031	* *	1		В	
Panelboards							
Fused Disc Sw	10%	2029	* *	5	\$300	В	
Molded Case Bkrs	90%	2029	* *	5	\$2,900	В	
Wiring					. ,		
Thermoplastic	100%	2031	* *	1		В	
Motor Controllers							
Locally Mounted	5%	2026	* *	5		В	
Locally Mounted	5%	2038	* *	5		В	
Motor Control Center	90%	2026	* *	5	\$3,000	В	

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

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

Asset #: 4366

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground		•				•		
Grounding Devices								
Generic	100%	LIFE	* *	5	\$1,800	В		
Stand-by Power								
Transfer Switches						_		
Automatic	100%	2026	* *	1	\$37,500	В		
	Other Observation, Extent : Se		d : 100%					
	Location : Mechanical Room							
-	Explanation : 50 Hp. Fire Pi	ump Automatic Tra	insfer Switch Was	Not In L	ine.			
Generators	1000/	2024	Φ 7 0.000	1	¢47.200	D		
Diesel	100%	2024	\$78,000	1	\$47,200	В		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Penthouse						
	Explanation: 300 Kw/375 I	V						
Batteries	Explanation . 300 Kw/ 3/3 I	Kva						
Nickel Cadmium	100%	2016	\$700	5	\$27,200	В		
Fuel Storage	10070	2010	Ψ700		Ψ27,200			
Day Tank	50%	2029	* *	5	\$11,300	В		
.,	Other Observation, Extent: Moderate, Area Affected: 100% Location: Penthouse							
	Explanation: One 60 Gallon	ıs						
Main Tank	50%	2036	* *	5	\$1,800	В		
	Other Observation, Extent : M	oderate, Area Affe	cted : 100%					
	Location: Basement							
	Explanation : One 1000 Gal	lons						
Lighting								
Interior Lighting	1000/	2021	Φ <2 0, 100	10	Φ111 COO	ъ		
Fluorescent	100%	2021	\$629,400	10	\$111,800	В		
Egress Lighting	500/	2021	#0.00	,		т.		
Emergency, Service	50%	2021	\$8,800	1		В		
Exit, Service	50%	2021	\$8,800	1		В		
Exterior Lighting HID	100%	2021	\$44,200	10	\$400	В		

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

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

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

Asset #: 4366

Mechanical		Current l	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment Heat Exchanger		servation, I	Extent : Light, Area	2030 Affected	* *	1	\$30,100	В
		ı : Through						
			Exchanger Serves					
Pres. Reducing Valve/LF Steam	9 50%			2030	* *	5	\$3,600	В
			Extent : Light, Area	Affected	: 100%			
		ı : Through						
	Explana	tion : Serve	es Steam Fed Coils	And Hea	t Exchangers			
Distribution								
Hot Wtr Piping/Pump	50%			2037	**	4	\$4,500	В
Steam Piping/Pump	50%			2041	* *	4	\$4,500	В
Terminal Devices	E00/			2026	* *	1	¢27.700	ъ
Air Handler	50%			2026	* *	1	\$37,700	В
Convector/Radiator Fan Coil Unit/Heat	40%			2034 2026	**	1	\$15,800	B B
Air Conditioning	10%			2020		1	\$3,900	D
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment	10070			2037				
Centrifugal, Elec Chiller			Extent : Light, Area	2030	**	1	\$118,700	В
		n : Penthou	_	Ајјестеи	. 100/0			
		tion : R-22						
Int Pkg Unit - Cooling	10%			2022	\$155,800	2	\$700	В
Distribution	10/0			2022	\$155,000		Ψ700	ъ
Chilled Wtr Pipe/Pump	100%			2041	* *	4	\$9,000	В
Terminal Devices	10070			2011		•	Ψ>,000	
Air Handler/Cool/Ht	90%			2026	* *	1	\$67,900	В
Fan Coil - Cool/Heat	10%			2026	* *	1	\$3,900	В
Heat Rejection								
Air Condenser Unit	10%			2026	* *	2	\$8,500	В
Water Cool Tower	90%			2022	\$312,500	2	\$110,400	В
	Other Obs		Extent : Light, Area	Affected	: 100%			
	Explana	tion : 2 Co	oling Towers					
Ventilation	1							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,000	В
Exhaust Fans								
Interior	90%			2026	* *	2	\$3,400	В
Roof	10%			2026	* *	2	\$400	В
Plumbing								·
H/C Water Piping								_
Brass/Copper	100%			2041	* *	1		В

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

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

Mechanical	Current Repair	Future Replac	ement	M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2041	* *	4	\$18,100	В
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Penthouse					
	Explanation: 2 Units Each W	ith 250 Gallon Tanks				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sewage Ejector(s)	·					
Electric	100%	2026	* *	4	\$1,600	В
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Basement					
	Explanation: 2 Dulpex Sets					
Backflow Preventer						
Generic	100%	2029	* *	1	\$7,500	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Lig	ht, 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	В
Sprinkler						
Generic	100%	2041	* *	1-2	\$34,200	В
Fire Pump					•	
Generic	100%	2030	* *	1	\$22,800	В

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

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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
Total	\$5,387,000	\$3,225,000
Priority A	\$2,316,400	\$191,200
Priority B	\$2,855,500	\$2,116,100
Priority C	\$215,100	\$917,600
Total	\$5,387,000	\$3,225,000

Total	\$344,100	\$59,000	\$64,600	\$131,200
Priority C	\$101,900			\$13,800
Priority B	\$242,200	\$59,000	\$64,600	\$117,400
Priority A				
Total	\$344,100	\$59,000	\$64,600	\$131,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Mechanical	\$94,200	\$12,900	\$18,400	\$7,400
Electrical	\$110,300	\$22,500	\$22,500	\$86,300
Interior Architecture	\$115,900			\$13,800
Exterior Architecture				
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 2599

chitecture	Current Repair	Future Replaceme	ent	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior						
Exterior Walls				_		
Masonry: Brick	90% Now \$593,000 Diagonal Cracks, Extent: Severe, Area A Location: Corners, Bulkheads Efflorescence, Extent: Moderate, Area A		* *	5	\$66,000	A
	Location: Throughout. Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout	, Area Affected : 50%	6			
	Vertical Cracks, Extent : Moderate, Area Location : Bulkheads, South Facade					
Masonry: Limestone	10% Now \$159,100 Cracking/Crumbling, Extent: Moderate, Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout			5	\$5,500	A
Windows						
Steel	90% Now \$934,700 Air Infiltration, Extent: Severe, Area Afficult Location: Throughout Broken/Missing Elements, Extent: Severe Location: Troughout.		**	5	\$112,700	A
	Corrosion/Rusting, Extent: Severe, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Severe, A					
	Location: Throughout Thermally Inefficient, Extent: Severe, Ar Location: Throughout	ea Affected : 95%				
Steel	10% Now \$103,900 Corrosion/Rusting, Extent: Moderate, A. Location: Throughout Other Observation, Extent: Severe, Area Location: Throughout.		* *	5	\$12,500	A
	Explanation : Referring To Steel Windo	w Security Screens.				
Parapets						
Masonry: Brick	85% Now \$164,300 Diagonal Cracks, Extent: Moderate, Are Location: Bulkheads Horizontal Cracks, Extent: Moderate, A		* *	5	\$9,600	A
	Location : Throughout Jnt Mortar Miss/Erod, Extent : Moderate Location : Throughout	, Area Affected : 10%	6			
Masonry: Limestone	15% Now \$35,000 Cracking/Crumbling, Extent: Moderate, Location: Coping			5	\$2,100	A
	Jnt Mortar Miss/Erod, Extent : Moderate Location : Coping	, Area Affectea : 10%	О			

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

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

Asset #: 2599

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Exterior				
Roof Built-Up (BUR)	70% 0-2 \$193,800 Blisters, Extent: Moderate, Area Affect Location: Throughout Ridging, Extent: Moderate, Area Affect Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout	red : 25%		A
Modified Bitumen	25% 0-2 \$88,000 Blisters, Extent: Moderate, Area Affect Location: Throughout Worn/Eroded, Extent: Light, Area Affe Location: Throughout			A
Skylight, Metal/Glass	5% Now \$44,700 Corrosion/Rusting, Extent: Moderate, Location: Throughout Glazing Broken/Cracked, Extent: Mode Location: Throughout Water Penetration, Extent: Severe, Are Location: Stairwells.	erate, Area Affected : 10%		A
Interior	200mon Dem rom			
Floors Cast in Place Concrete	10% 0-2 \$8,800 Broken/Missing Elements, Extent: Mod Location: Throughout	LIFE * * lerate, Area Affected : 30%	5 \$37,200	C
Ceramic Tile	5% Now \$16,300 Deteriorated Finish, Extent: Severe, A. Location: Toilet Rooms.	2024 \$163,400 rea Affected : 70%	5 \$4,200	С
Raised Access Floor	5% Now \$10,400 Broken/Missing Elements, Extent : Light Location : Throughout	2030 ** tt, Area Affected : 5%	5 \$15,900	С
Terrazzo	15% Now \$23,500 Cracking/Crumbling, Extent: Light, Ar Location: Throughout Other Observation, Extent: Severe, Are Location: Throughout Explanation: Stained From Extensive	ea Affected : 70%	5 \$19,900	С
Vinyl Tile	50% Now \$14,300 Broken/Missing Elements, Extent: Light Location: Throughout	2021 \$717,000	3 \$31,900	С
Vinyl Tile	15% Now \$10,800 Broken/Missing Elements, Extent: Seve Location: Throughout Other Observation, Extent: Light, Area Location: Throughout Explanation: 9 X 9 Tiles	•	3 \$9,600	С

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

Asset #: 2599

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Masonry: Brick	5%	Now	\$3,000	LIFE	* *			C
		r/Impact D : Through	amage, Extent : Lig out	ght, Area	ı Affected : 10%			
Plaster	70%	Now	\$8,700	LIFE	* *	5	\$6,600	С
		ssing Elem : Through	nents, Extent : Light out	t, Area Ą	ffected : 5%		. ,	
SGFT/Glazed Masonry	25%	Now	\$6,000	LIFE	* *			С
•	U	Crumbling, : Through	Extent : Light, Are	ea Affecto	ed : 5%			
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$40,800	2034	* *	5	\$50,800	В
		ssing Elem : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 40%			
Metal Panel	5%	Now	\$14,000	LIFE	* *	5	\$10,600	В
			xtent : Moderate, A r Safety Departmer		cted : 30%		. ,	
			Extent : Severe, Ar r Safety Departmer		ted : 90%			
Plaster	35%	Now	\$38,600	LIFE	* *	5	\$37,100	В
	U	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 30%		•	

ectrical		Current F	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2021	\$32,500	5	\$600	В	
	On Extend	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Electrical Room								
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Room								
	Explana	tion : Two	4000 Amps And 12	00 Amps	Main Disconnect	Switch			
Transformers									
Dry Type	100%			2019	\$14,800	5	\$500	В	
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location	: Electrica	al Room						
Switchgear / Switchboard									
Fused Disc Sw	90%			2021	\$85,600	5	\$500	В	
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location	: Electrica	al Room						
Molded Case Bkrs	10%			2021	\$9,500	5	\$400	В	
	On Extended Life, Extent : Severe, Area Affected : 100%								
		: Electrica		55					

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

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

Asset #: 2599

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$111,500	1		В
Panelboards	0.50			2020	404.200	_	#2.7 00	
Molded Case Bkrs	95%	. 11:C. E.	4 4 - C A	2020	\$91,300	5	\$3,500	В
		ea Lije, Ex : Through	tent : Severe, Area	Ајјестеа	: 95%			
W. 1. 1. G D.		: Inrougn	ош	2020	ale ale		Φ200	
Molded Case Bkrs	5%			2029	* *	5	\$200	В
Wiring	700/	2.4	ΦΩΩ 5 ΩΩ	2046	* *	1		D
Braided Cloth		-	\$90,500 ent : Moderate, Are	2046 a Affecte		1		В
		: Through		Affected	. 700/			
		ea Lije, Ex : Through	tent : Severe, Area	Ајјестеа	: 70%			
701 1 · ·		. Inrougn	Oui	2021	Φ27.000			
Thermoplastic	20%			2021	\$25,800	1		В
Thermoplastic Motor Controllers	10%			2031		1		В
Motor Controllers Locally Mounted	10%			2026	* *	5	\$100	В
Locally Mounted	20%	2-4	\$33,900	2020	* *	5	\$100	В
Locally Wounted			\$35,900 tent : Moderate, Ai		ted : 100%	3	φ100	Ъ
	Location	: Mechani	cal Room					
Locally Mounted	50%			2019	\$84,800	5	\$500	В
Motor Control Center	20%			2019	\$33,900	5	\$800	В
Ground					, , ,			
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,500	1	\$42,500	В
		ed Life, Ex : Electrico	tent : Moderate, Ai ıl Room	rea Affec	ted : 100%			
Generators								
Diesel	100%			2017	\$78,000	1	\$53,500	В
			extent : Moderate, A		ected : 100%			
			Outside The Buildi	ng				
D. H	Explanat	ion : 700 F	(W					
Batteries Nickel Cadmium	100%			2016	\$700	5	\$30,800	В
Fuel Storage	100%			2010	\$700	3	φ30,000	ט
Day Tank	50%			2020	\$4,100	5	\$10,500	В
Underground Storage	50%			LIFE	**	5	\$3,500	В
Third storage	3070			LILL		5	ψ5,500	ע

Lighting

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

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

Electrical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	30%	2021	\$175,900	10	\$31,200	В		
	Other Observation, Extent : Modero Location : Throughout	ate, Area Affe	cted : 100%					
	Explanation: Using T-8 Lamps							
Fluorescent	67%	2016	\$392,800	10	\$69,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Explanation: Using T-12 Lamps							
Incandescent	3%	2016	\$17,600	2	\$100	В		
Egress Lighting								
Emergency, Service	50%	2016	\$8,200	1		В		
Exit, Service	50%	2016	\$8,200	1		В		
Exterior Lighting								
HID	100%	2016	\$50,100	10	\$400	В		
Alarm								
Security System								
Generic	100%	2021	\$414,800	1	\$51,600	В		
Fire/Smoke Detection								
Generic	100%	2016	\$1,420,000	1-3	\$87,700	В		
	Other Observation, Extent : Severe, Location : Onr Building	Area Affecte	d : 100%					
	Explanation : Pull Station At All I Fire Alarm Control Panel Observa		Strobe Throughou	t. No Ele	vator Recall And			

Mechanical		Current Repa	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2041	* *	1		В
	Other Obs	ervation, Exten	it : Light, Area	Affected	: 100%			
	Location	: Martin Luthe	er King Buildin	g				
		tion : Provided Gallon Tanks Fo		t Martin	Luther King Buildi	ng / Dua	l Fuel Gas With 4	
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2017	\$69,900	5	\$6,700	В
Steam								
Distribution								
Steam Piping/Pump	100%	Now	\$39,300	2021	\$786,800	4	\$5,600	В
1 & 1	eak Evid	ent, Extent : Li	ght, Area Affec	ted : 10%	6		. ,	
		: Throughout	3 ,					

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

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

Asset #: 2599

Mechanical	Current Repair		Future	Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices	200/	0.2	φ1 21 7 00	2021	ale ale		φ1 2 <00	ъ
Air Handler	20%	0-2	\$121,500	2031	**	1	\$12,600	В
		ea Life, Exto : Througho	ent : Light, Area A ut	Affectea :	100%			
Convector/Radiator	80%			2026	* *	1	\$29,300	В
			tent : Light, Area	Affected	: 100%			
		: Througho						
	Explanat	ion : Manud	al Control					
Air Conditioning								
Energy Source	1000/			2020	* *			D.
Electricity	100%			2029	* *	1		В
Conversion Equipment	1.00/			2016	¢145 100	2	¢700	D
Int Pkg Unit - Cooling	10%			2016	\$145,100	2	\$700	В
Ext Pkg Unit - Cooling Window/Wall Unit	10% 70%			2016 2016	\$52,000	2	\$700	В
No Component	10%			2010	\$162,200	1		B D
Distribution	10%							D
Distribution Ductwork/Diffusers	20%			LIFE	* *	2	\$29,500	В
No Component	80%			LITE		2	\$29,300	D
Heat Rejection	0070							<u> </u>
Air Condenser Unit	10%			2026	* *	2	\$7,900	В
No Component	90%			2020		_	Ψ7,500	D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$12,700	В
No Component	80%							D
Exhaust Fans								
Interior	10%	Now	\$12,500	2031	* *	2	\$300	В
		-	ent : Severe, Area	Affected	: 100%			
	Location	: Througho	ut					
Roof	15%	Now	\$13,400	2031	* *	2	\$400	В
	On Extend	ed Life, Ext	ent : Severe, Area	Affected	: 100%			
	Location	: Roof						
No Component	75%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2021	\$336,500	1		В
HW Heat Exchanger								
Low Temp	100%	0-2	\$17,500	2031	* *	4	\$11,200	В
			ent : Severe, Area	Affected	: 100%			
		: Old Nurse	_					
			tent : Light, Area		: 100%			
			es Building Boiler					
	Explanat	ion : Locate	ed In Adjacent Bui	lding				
Sanitary Piping	1000/			TIPE	ale al-	1		D
Cast Iron	100%			LIFE	* *	1		В

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

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE **	* 1	В
Sewage Ejector(s)				
Compressed Air	100% Now \$28.	300 2051 **	\$ 4 \$1,600	В
	Other Observation, Extent: Seven	e, Area Affected : 100%		
	Location: Basement			
	Explanation: 1 Unit Inoperable	/ 1 Unit Malfunctions		
Backflow Preventer				
Generic	100%	2021 \$10,900	7,000	В
	Other Observation, Extent : Light	, Area Affected : 100%		
	Location: Water Service			
	Explanation: Located Away Fre	om Water Entry Point		
Fixtures				
Generic	100%			В
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **	k	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	В
Sprinkler				
No Component	95%			D
Generic	5%	2041 **	^k 1-2 \$1,600	В

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	
Total	\$763,000	\$1,549,800
Priority A	\$346,900	\$913,000
Priority B	\$77,600	\$275,300
Priority C	\$338,400	\$361,500
Total	\$763,000	\$1,549,800

Total	\$191,500	\$106,100	\$93,300	\$104,300
Priority C	\$40,700	\$7,600		
Priority B	\$150,800	\$98,500	\$93,300	\$104,300
Priority A				
Total	\$191,500	\$106,100	\$93,300	\$104,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Mechanical	\$69,400	\$63,900	\$58,700	\$69,700
Electrical	\$15,400	\$10,900	\$10,900	\$10,900
Interior Architecture	\$83,000	\$7,600		
Exterior Architecture				
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 14737

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls							
Metal Panel	40%		2055	* *	5-10	\$500,500	A
Pre-Cast Concrete	50%		LIFE	* *	5	\$591,500	Α
		onstruction, Extent : Light, A n : Throughout	Area Affecto	ed : 100%			
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
terior							
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 Obs	servation, Extent : Moderate	e, Area Affe	ected : 100%			
	Location	ı : Patient Rooms					
	Explana	tion: This Component Is Ac	ctually Lan	inated Wood Floo	ring.		
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	В
Exposed Concrete	10%		LIFE	* *	5-10	\$25,200	В
Exposed Struc: Steel	5%		LIFE	* *	10	\$20,200	В
Gypsum Board	10%		LIFE	* *	5-10	\$69,400	В

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2055 **	5 \$600	В
	Other Observation, Extent: Moderate, .	Area Affected : 100%		
	Location: Electrical Room			
	Explanation: 2- Main Service Switche	es Rated @ 4000 Amperes E	Each - Recently Installed	

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

Asset #: 14737

Electrical	Current Repair	Current Repair Future Replace		Replacement Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Inder 600 Volts							
Transformers	1000	20.15	also also	_	Φ		
Dry Type	100% Other Observation, Extent: Moderat Location: Electrical Room Explanation: 4-500 Kva, 480/277/			5	\$500	В	
Switchgear / Switchboard							
Fused Disc Sw	90% Other Observation, Extent : Moderat Location : Electrical Room Explanation : Recently Installed	2055 e, Area Affected : 10	* *	5	\$500	В	
Molded Case Bkrs	10%	2055	* *	5	\$400	В	
Moided Case Bris	Other Observation, Extent : Moderat Location : Electrical Room Explanation : Recently Installed			3	\$400	Б	
Raceway							
Conduit	100% Recent Installation, Extent : Light, A Location : Throughout The Buildin		* *	1		В	
Panelboards							
Fused Disc Sw	15% Recent Installation, Extent : Light, A Location : Mechanical Room	2050 rea Affected : 100%	* *	5	\$500	В	
Molded Case Bkrs	85%	2050	* *	5	\$3,000	В	
	Recent Installation, Extent : Light, A Location : Throughout The Buildin,				, ,		
Wiring							
Thermoplastic	100% Recent Installation, Extent : Light, A Location : Throughout The Buildin		* *	1		В	
Motor Controllers							
Locally Mounted	20% Recent Installation, Extent : Light, A Location : Mechanical Room	2045 rea Affected : 100%	* *	5	\$200	В	
Variable Frequency Drive	80%	2045	* *			В	
	Recent Installation, Extent : Light, A Location : Mechanical Room	rea Affected : 100%					
round							
Grounding Devices Generic	100% Other Observation, Extent: Light, And Location: Basement Explanation: Recently Installed	LIFE rea Affected : 100%	* *	5	\$4,000	В	

Stand-by Power

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

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

Asset #: 14737

lectrical	Current Repair	Future Replacen	nent	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
and-by Power Transfer Switches Automatic	100% Recent Installation, Extent : Light, Area Location : A T S Room	2045 a Affected : 100%	* *	1	\$41,500	В
Generators Diesel	100% Other Observation, Extent : Light, Area Location : Roof Explanation : Emergency Generator		* *	1 Installe	\$52,300	В
Batteries	Zipiananon i Zinei gener deneranon	1200 11,7		171570770		
Lead/Acid	100% Recent Installation, Extent : Light, Ared Location : Generator Room In The Ro		\$700	5	\$5,000	В
Fuel Storage Day Tank	50% Other Observation, Extent : Light, Area Location : Roof Explanation : No Nameplate Rating A		* *	5	\$12,500	В
Main Tank	50% Other Observation, Extent: Light, Area Location: Underground Explanation: 20,000 Gallons Rating	2065 a Affected : 100%	* *	5	\$2,000	В
hting		1 0.				
Interior Lighting						
Fluorescent	90% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps, Recently In		**	10	\$111,400	В
Fluorescent	5% Other Observation, Extent : Moderate, Location : Hallways Explanation : T-5 Lamps, Recently In	2035 Area Affected : 100%	* *	10	\$6,200	В
Fluorescent	5% Other Observation, Extent : Moderate, Location : Hallways Explanation : Compact Fluorescent L	2035 Area Affected : 100%		10	\$6,200	В
Egress Lighting						
Emergency, Service	50% Recent Installation, Extent: Light, Area Location: Throughout The Building	2035 a Affected : 100%	**	1		В
Exit, LED	50% Recent Installation, Extent: Light, Area Location: Throughout The Building	2065 a Affected : 100%	* *	1		В
Exterior Lighting HID	100% Recent Installation, Extent : Light, Area Location : Outside	2035 a Affected : 100%	**	10	\$400	В

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

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

Asset #: 14737

Electrical	Current Repair	Current Repair Future Replace		M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection						
Arresters/Cabling						
Generic	100%	2065	* *	5	\$4,000	В
	Other Observation, Extent : N	Ioderate, Area Affectea	l : 100%			
	Location: Roof					
	Explanation : Recently Insta	lled				
Alarm						
Security System						
No Component	70%					D
Generic	30%	2035	* *	1	\$15,100	В
	Other Observation, Extent : M	Ioderate, Area Affectea	l : 100%			
	Location : Hallways And Ot	ıtside				
	Explanation: Recently Insta	ılled C C T V Surveilla	nce Camera			
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *			В
_	Other Observation, Extent : M	Ioderate, Area Affectea	l : 100%			
	Location: Throughout The	Building				
	Explanation : Recent Install Horns And Alarm Bells	ation. Strobe Lights, M	anual Pull Sta	tions, Sm	oke Detectors,	

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2051	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$66,700	В
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Penthouse					
	Explanation: 3 Units. (2 For Heating, 1 For B	oth Heating & Doi	nestic H	ot Water) 3 Heat	
	Exchangers	_	_			
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$6,700	В
Terminal Devices						
Air Handler	80%	2033	* *	1	\$66,800	В
Fan Coil Unit/Heat	20%	2033	* *	1	\$8,700	В
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		В
Conversion Equipment						
Reciprocating	100%	2033	* *	1	\$62,600	В
Compr/Chiller						
•	R-134a Refrigerant, Exte	nt : Light, Area Affected	d: 100%			
	Location : 2 Multistack	Sets, Penthouse				
Distribution						
Chilled Wtr Pipe/Pump	100%	2051	* *	4	\$6,700	В

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

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

Asset #: 14737

Mechanical		Current F	Repair	Future Replacement		M		
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	В
Heat Rejection	400				de de	_	***	_
Air Condenser Unit	100%			2033	* *	2	\$94,000	В
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$119,100	В
Exhaust Fans	100%			LIFE		2-3	\$119,100	D
Exhaust Fans Interior	85%			2033	* *	2	\$3,500	В
Roof	15%			2033	* *	2	\$600	В
Plumbing	1370			2033			\$000	ь
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		В
Water Heater	10070			2031		-		
Gas Fired	100%			2024	\$31,200	2	\$2,000	В
HW Heat Exchanger	10070			2021	Ψ31,200		Ψ2,000	
HTHW/HW	100%			2051	* *			В
Sanitary Piping	10070			2001				
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2033	* *	4	\$2,500	В
Backflow Preventer								
Generic	100%			2033	* *	1	\$8,300	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
			Extent : Light, Area		: 90%			
			(1) C-6, Ph (1) C	C-6				
	Explanat	tion: 4 Un	its					
Hydraulic	10%			LIFE	* *			C
			Extent : Light, Area	Affected	: 10%			
	Location							
	Explanat	ion : 1 Uni	it					
Fire Suppression								
Standpipe							.	_
Generic	100%			2051	* *	1-5	\$68,000	В
Sprinkler							# -	_
Generic	100%			2051	* *	1-2	\$37,800	В
Fire Pump								_
Generic	100%			2038	* *	1	\$25,200	В
Chemical System	1000:			2024	#27 000	1.2	φ = 0 -00	т.
Generic	100%			2024	\$25,900	1-3	\$50,600	В

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

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

Print Date: 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

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$441,500	\$429,500
Interior Architecture	\$811,500	\$763,700
Electrical		\$620,400
Mechanical	\$66,500	\$2,199,100
Total	\$1,319,400	\$4,012,700
Priority A	\$441,500	\$429,500
Priority B	\$322,400	\$3,200,900
Priority C	\$555,500	\$382,300
Total	\$1,319,400	\$4,012,700

Total	\$255,500	\$237,500	\$241,800	\$172,400
Priority C	\$20,000	\$35,100	\$26,700	
Priority B	\$210,400	\$202,300	\$215,200	\$172,400
Priority A	\$25,200			
Total	\$255,500	\$237,500	\$241,800	\$172,400
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Mechanical	\$141,600	\$124,100	\$151,000	\$109,300
Electrical	\$27,300	\$36,800	\$22,700	\$21,600
Interior Architecture	\$20,000	\$35,100	\$26,700	
Exterior Architecture	\$25,200			
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 14738

rchitecture	Current Repair	Future Repla	cement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•					
Exterior Walls						
Masonry: Brick Cavity	90%	LIFE	* *	5	\$371,500	Α
	Recent Repair Evident, Extent : I	Light, Area Affected : 50	%			
	Location: Throughout					
Window Wall	10%	2055	* *	5	\$77,400	A
	Recent Construction, Extent: Lig	==	%			
	Location: Connecting Corrido	r 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 : I	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
2 3	Recent Replace Evident, Extent:	Light, Area Affected: 1	00%		, ,	
	Location: Throughout					
terior						
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
	200/			_	\$85,300	
Concrete Masonry Unit	20%	LIFE	* *	5	\$65,500	C
•	20% 5%	LIFE LIFE	**	5 5	\$40,000	C
Concrete Masonry Unit Glass: Single Pane Gypsum Board						
Glass: Single Pane	5%	LIFE	* *	5	\$40,000	C
Glass: Single Pane Gypsum Board	5%	LIFE	* *	5	\$40,000	C
Glass: Single Pane Gypsum Board Ceilings	5% 65%	LIFE LIFE 2045	* *	5 5-10	\$40,000 \$589,000	C C
Glass: Single Pane Gypsum Board Ceilings	5% 65% 70%	LIFE LIFE 2045	* *	5 5-10	\$40,000 \$589,000	C C
Glass: Single Pane Gypsum Board Ceilings	5% 65% 70% Recent Construction, Extent : Lig	LIFE LIFE 2045	* *	5 5-10	\$40,000 \$589,000	C C

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

Under 600 Volts

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

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

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2035	* *	5	\$1,200	В		
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Room								
The Control of the Co	Explanation : 2- Ma	in Service Switche	s Rated (@ 3000 Amperes E	each				
Transformers	1000/		2020	* *	_	¢1 000	D		
Dry Type	100% Other Observation, E.	rtant Madanata	2030		5	\$1,000	В		
	Location : Electrica		теа Аује	ciea . 100%					
			2 50 K	na 480/208/120 V	Jta				
Switchgear / Switchboard	Explanation: 5-22:	Nvu, 2- 100 KVU,	2- JU KV	u, 700/200/120 VC	iis				
Fused Disc Sw	80%		2035	* *	5	\$900	В		
Molded Case Bkrs	20%		2051	* *	5	\$1,400	В		
Raceway	2070		2031			Ψ1,100			
Conduit	70%		2051	* *	1		В		
Conduit	30%		2035	* *	1		В		
Panelboards									
Fused Disc Sw	15%		2047	* *	5	\$900	В		
Molded Case Bkrs	30%		2033	* *	5	\$2,100	В		
Molded Case Bkrs	55%		2047	* *	5	\$3,900	В		
Wiring									
Thermoplastic	70%		2051	* *	1		В		
Thermoplastic	30%		2035	* *	1		В		
Motor Controllers									
Locally Mounted	30%		2042	* *	5	\$500	В		
Variable Frequency	70%		2042	* *			В		
Drive									
Ground									
Grounding Devices	1.000/						-		
Not Accessible	100%						D		
Stand-by Power									
Transfer Switches	1000/		2042	* *	1	¢02.500	D		
Automatic	100%		2042		1	\$82,500	В		
Generators Diesel	100%		2038	* *	1	\$103,900	В		
Diesei	00% Other Observation, E.	xtent : Moderate A			1	\$103,900	D		
	Location : Roof	nem . mouerale, r	1100111116	cica . 100/0					
	Explanation : Emer	gency Generator R	ated @	1250 Kw					
Batteries	Zip in initial i	,e, ceneralor R	1						
Lead/Acid	100%		2020	\$700	5	\$9,900	В		
				Ψ. 80		ψ×,> 30			

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

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

Asset #: 14738

Electrical	Current Repair	Future R	eplacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Fuel Storage	500/	2047	* *	5	\$24,000	D			
Day Tank	50% Other Observation Frient : Moderate	2047 Area Affected		5	\$24,900	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof								
	Explanation: No Nameplate Ratings Available								
Main Tank	50%	2060	* *	5	\$3,900	В			
	Other Observation, Extent : Moderate	, Area Affected	d: 100%						
	Location : Underground								
	Explanation: 20,000 Gallons Capac	rity							
ighting Interior Lighting									
Interior Lighting Fluorescent	20%	2025	\$277,000	10	\$49,200	В			
Tuorescent	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	В			
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Building								
Fluorescent	5%	2033	* *	10	\$12,300	В			
	T-5 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Penthouse								
Fluorescent	5%	2033	**	10	\$12,300	В			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Hallways								
Egress Lighting	Location . Hatiways								
Emergency, Service	50%	2033	* *	1		В			
Exit, LED	50%	2060	* *	1		В			
Exterior Lighting									
HID	100%	2025	\$97,400	10	\$800	В			
Alarm									
Security System	700/					D			
No Component	70%	2033	* *	1	\$30,100	D B			
Generic	30% Other Observation, Extent: Moderate		d: 100%	1	φ30,100	В			
	Location : Hallways								
	Explanation: C C T V Surveillance Camera								
Fire/Smoke Detection									
Generic, Digital	100%	2033	* *			В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns And Alarm Bells								
	Explanation : Strobe Lights, Manual	run Station,	smoke Detecto	r, Horns	Ana 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

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

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

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

Asset #: 14738

Mechanical	Current Repair F		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source							_	
Natural Gas	100%		2051	* *	1		В	
Conversion Equipment	- -		2020	ماد ماد		φος 3 00	-	
Hot Water Boiler	65%	C T . 1 . A	2030	**	1	\$86,200	В	
	Other Observation, I Location: Penthou		Аဌјестеа	: 03%				
H (W) D 1	Explanation: 2 Un	uis	20.12	* *	1	Φ46.400	D	
Hot Water Boiler	35%	Entant Liabt Anaa	2042		1	\$46,400	В	
	Other Observation, I Location : Penthou	_	Ајјестеа	: 35%				
	Explanation: 1 Un							
Distribution	Explanation . 1 On	ıı						
Hot Wtr Piping/Pump	100%		2041	* *	4	\$19,800	В	
Terminal Devices	10070		2041			Ψ12,000		
Air Handler	40%		2033	* *	1	\$66,400	В	
Air Handler	40%		2025	\$574,100	1	\$66,400	В	
Fan Coil Unit/Heat	20%		2033	**	1	\$17,300	В	
Air Conditioning	2070					Ψ17,800		
Energy Source								
Electricity	40%		2041	* *	1		В	
Natural Gas	60%		2051	* *	1		В	
Conversion Equipment Absorption	60%		2025	\$861,200	1	\$174,200	В	
Chiller/Direct Fire								
	Other Observation, I	Extent : Light, Area	Affected	: 60%				
	Location : Penthou							
	Explanation: 2 Un	nits						
Reciprocating Compr/Chiller	40%		2033	* *	1	\$49,800	В	
1	R-134a Refrigerant, Extent : Light, Area Affected : 40% Location : 2 Set Of Multistacks, Penthouse							
Distribution								
Chilled Wtr Pipe/Pump	100%		2045	* *	4	\$19,800	В	
Terminal Devices	10070		2010		•	Ψ12,000		
Air Handler/Cool/Ht	50%		2033	* *	1	\$82,900	В	
Air Handler/Cool/Ht	50%		2025	\$565,300	1	\$82,900	В	
Heat Rejection				, = == ,= ==		, ==,, ==		
Air Condenser Unit	40%		2033	* *	2	\$74,700	В	
Water Cool Tower	60%		2026	* *	2	\$162,000	В	
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$236,800	В	
Exhaust Fans								
Interior	80%		2033	* *	2	\$6,600	В	
Roof	20%		2033	* *	2	\$1,600	В	
Plumbing								

Plumbing

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

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

HEALTH AND HOSPITALS CORP. - 819 HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY

Asset #: 14738

Mechanical	Current Repair	Futui	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
H/C Water Piping Brass/Copper	100%	2051	* *	1		В	
Water Heater							
Gas Fired	100%	2024	\$61,900	2	\$3,900	В	
	Other Observation, Extent : Light, Are	a Affectea	l : 100%				
	Location: Upper Penthouse						
	Explanation: 4 Units						
HW Heat Exchanger	4000	• • • • •				_	
HTHW/HW	100%	2051	**			В	
	Other Observation, Extent : Light, Are	a Affectea	l : 100%				
	Location: Upper Penthouse						
	Explanation : 4 Units						
Sanitary Piping	1000/	LIDE	* *			D	
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping	1000/	LIDE	* *	1		D	
Cast Iron	100%	LIFE	* *	1		<u>B</u>	
Sump Pump(s)	1000/	2022	* *		#2.500	ъ	
Rigid Piping	100%	2033	* *	4	\$2,500	<u>B</u>	
Sewage Ejector(s)	1000/	2025	¢11.000		#2.500	ъ	
Electric	100%	2025	\$11,000	4	\$2,500	В	
Backflow Preventer	1000/	2025	¢25 000	1	¢1.c.400	D	
Generic	100%	2025	\$25,800	1	\$16,400	В	
Fixtures	1000/					D	
Generic	100%					В	
Vertical Transport							
Elevators Geared Traction	100%	LIFE	* *			С	
Geared Traction	Other Observation, Extent : Light, Are					C	
	Location : (2) C-7, Ph (4) C-7	и Ајјестеи	1. 100/0				
	Explanation: 6 Units						
Fire Suppression	Explanation . O Onlis						
Standpipe							
Generic	100%	2045	* *	1-5	\$135,200	В	
Sprinkler	20070	20.0			4100,200		
Generic	100%	2045	* *	1-2	\$75,100	В	
Fire Pump	20070	20.0			Ψ, υ, 100		
Generic	100%	2028	* *	1	\$50,100	В	
Chemical System	20070				Ψ20,100		
Generic	100%	2024	\$25,900	1-3	\$50,600	В	
	100/0	2027	\$25,700		\$50,000		

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

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

Print Date: 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
Total	\$757,700	\$822,000
Priority A	\$130,300	\$169,100
Priority B	\$345,600	\$477,600
Priority C	\$281,800	\$175,300
Total	\$757,700	\$822,000

Total	\$243,300	\$74,400	\$129,800	\$82,600
Priority C	\$35,900		\$18,500	\$12,000
Priority B	\$145,300	\$74,400	\$106,100	\$70,600
Priority A	\$62,200		\$5,300	
Total	\$243,300	\$74,400	\$129,800	\$82,600
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Mechanical	\$114,000	\$49,000	\$79,300	\$44,500
Electrical	\$16,500	\$10,600	\$12,000	\$11,300
Interior Architecture	\$35,900		\$18,500	\$12,000
Exterior Architecture	\$62,200		\$5,300	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 14211

rchitecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$70,800	Α
			Extent : Light, Area					
			Overhang At Main I					
		tion : Mino	r Horizontal Crack					
Masonry: Granite	5%			LIFE	* *	5	\$7,600	Α
Masonry: Limestone	5%			LIFE	**	5	\$7,600	Α
Metal/Glass Curt Wall	50%			LIFE	**	5	\$189,700	Α
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	Α
Masonry: Limestone	20%			LIFE	**	5-10	\$23,500	A
Metal Rail	5%			2038	* *	5-10	\$8,700	Α
Roof								
IRMA/Protected	35%			2030	* *	10	\$20,900	A
Membrane								
Single Ply Membrane	65%			2030	* *	10	\$38,900	A
erior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$86,300	C
			Extent : Light, Area					
			nt Mechanical & Fi	_	-	_		
			ing (Rust) From Co		e Drains Was Evia			
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
71	Recent Re	pair Evider	nt, Extent : Light, A	rea Affe	cted : 1%			
	Location	ı : 4th Floo	r Side 4b					
Travertine Panels	10%			LIFE	* *	10	\$11,400	C
Ceilings	10/0						Ψ11,100	
AcousTileSusp.Lay-In	35%			2038	* *	5	\$75,200	В
ricous mesusp.Eay m		servation. F	Extent : Light, Area		. 2%	3	Ψ73,200	Б
		ı : Basemen	_	55	. = / V			
		tion : Mino						
Crimoum Deand			. samme.	LIDE	* *	5 10	\$260,200	D
Gypsum Board	50%	nain Fui J	of Entant . Links A	LIFE		5-10	\$369,300	В
		_	ıt, Extent : Light, A	геи Ајјес	nea : 170			
		ı . 4ırı F 100	r Lobby Soffit				.	
Metal Panel	15%			LIFE	* *	5	\$80,600	В

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

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

Asset #: 14211

Electrical	Current Repair	Future Replac	ement	Ma	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent: Light, A Location: Electrical Room Explanation: (2) 112.5 Kva And (* * ers	5	\$500	В	
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, Extent: Light, Location: Electrical Room Explanation: (1) 2000 Amp Main	2045 Area Affected : 100%	* *	5	\$600	В	
Raceway Conduit Panelboards	100%	2045	* *	1		В	
Fused Disc Sw Wiring	100%	2041	* *	5	\$3,000	В	
Thermoplastic Motor Controllers	100%	2045	* *	1		В	
Locally Mounted Motor Control Center	50% 50%	2038 2038	* *	5 5	\$400 \$1,800	B B	
Stand-by Power Transfer Switches Automatic Automatic	70% 30% Other Observation, Extent: Light, A Location: Fire Pump Room Explanation: 100 Amp. For Fire		* *	1 1	\$28,400 \$12,200	B B	
Generators Diesel	100% Other Observation, Extent : Light, A Location : Basement Explanation : 500 Kva	2034	**	1	\$51,000	В	
Batteries Lead/Acid	100%	2019	\$700	5	\$4,900	В	
Fuel Storage Day Tank	100% 4+ \$1,9 Other Observation, Extent: Modera Location: Generator Room Explanation: 550 Gallons - Alwa	00 2041 ate, Area Affected : 100	* *	5	\$12,200	В	
Lighting Interior Lighting Fluorescent	100% Compact Fluorescent Light, Extent Location: Throughout T-5 Lamps, Extent: Light, Area Aff Location: Throughout T-8 Lamps, Extent: Light, Area Aff Location: Throughout	ected : 40%	* *	10	\$120,900	В	

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

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

Asset #: 14211

Electrical	Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Battery	10%		2030	* *	10	\$3,200	В
Exit, LED	70%		2053	* *	1		В
Exit, Battery	20%	:	2030	* *	10	\$1,800	В
Exterior Lighting							
HID	20%		2030	* *	10	\$100	В
	Other Observation, E.	xtent : Light, Area Aj	ffected	: 100%			
	Location: Exterior						
	Explanation: Contr	olled Via Photocell					
No Component	80%						D
Alarm							
Security System							
No Component	70%						D
Generic	30%		2030	* *	1	\$14,800	В
Fire/Smoke Detection							
No Component	70%						D
Generic, Digital	30%	,	2030	* *			В

echanical		Current Repa	ir	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ating								
Energy Source								
Campus Steam	100%			2045	* *	1		В
		ervation, Exten : Throughout	t : Light, Area	Affected	: 100%			
	Explana	tion : Campus S	team From Ad	jacent B	uilding			
Conversion Equipment								
Heat Exchanger	50%			2034	* *	1	\$32,600	В
	Other Obs	ervation, Exten	t : Light, Area	Affected	: 100%			
	Location	: Mechanical I	Equipment Roo	m				
	Explana	tion : Steam To	Hot Water Exc	hanger ,	Serves Reheat Syst	em And A	Air Handlers	
Pres. Reducing Valve/LP Steam	50%			2034	* *	5	\$3,900	В
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	\$9,700	В
Terminal Devices							+>,	
Air Handler	50%	4+	\$17,600	2030	* *	1	\$36,700	В
	Damper(s) Malfunctionin			rea Affected : 30%	<u> </u>	7-0,00	
	1 , ,	,	0.		cle Not Working			
Fan Coil Unit/Heat	50%			2033	* *	1	\$21,300	В
		ervation, Exten	t : Light, Area		: 100%	-	Ţ _1, 000	_
		: Throughout		33 : 01001				
		tion : Reheat Sy	stom					

Air Conditioning

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

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

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

Asset #: 14211

Mechanical		Current F	Repair	Future	Replacement	nent 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	1000/			2041	* *	1		В
Electricity Conversion Equipment	100%			2041		1		
Centrifugal, Elec Chiller	100%			2034	* *	1	\$142,600	В
2 /		efrigerant,	Extent : Light, Area	Affected	: 100%			
	Location	ı: 2 Units I	In Chiller Room					
Distribution Claim A NA Pin A	1000/			20.45	* *	4	Φ0.700	D
Chilled Wtr Pipe/Pump Terminal Devices	100%			2045	* *	4	\$9,700	В
Air Handler/Cool/Ht	100%			2030	* *	1	\$81,500	В
Heat Rejection	10070			2030		-	ψο1,200	
Water Cool Tower	100%			2026	* *	2	\$132,600	В
			Extent : Light, Area	Affected	: 100%			
	Location		LO B COCLE		., ,,			
Ventilation	Explana	tion : Loca	ted On Roof Of Adjo	icent Bui	lding			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$116,300	В
Exhaust Fans							•	
Interior	100%			2025	\$144,500	2	\$4,000	В
Plumbing								
H/C Water Piping Brass/Copper	100%			2045	* *	1		В
HW Heat Exchanger	10070			2043		1		
HTHW/HW	100%			2045	* *			В
	Other Obs	servation, E	Extent : Light, Area I	Affected	: 100%			
		ı : Basemer						
	Explana	tion : 2 Un	its With 750 Gallon	Storage				
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100%			LIFE		1		Б
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$1,600	В
			Extent : Light, Area	Affected	: 100%			
		i : Basemer						
Sewage Ejector(s)	Ехріапа	tion : Dupl	ex Unii					
Not Accessible	100%							D
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators	1000/			LIDD	* *			C
Geared Traction	100% Other Ob	servation F	Extent : Light, Area I	LIFE Affected				С
		1 : 1 To 4	zwem . Ligin, meu l	- 1990 стей	. 100/0			
		tion : 3 Un	its					
	1							

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

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

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

Asset #: 14211

Mechanical		Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type		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	В
Sprinkler								
Generic	100%			2051	* *	1-2	\$36,900	В
Fire Pump								
Generic	100%	4+	\$9,700	2028	* *	1	\$22,100	В
	Leak Evider	nt, Extent .	: Moderate, Area A	ffected :	20%			
	Location:	: Pump Ro	oom					

^{**} 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 AUDITORIUM ROTUNDA
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 27-Mar-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 4205 Lot : 1 BIN : 2102971

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$115,000	\$72,900
Mechanical		\$285,700
Total	\$115,000	\$358,600
Priority A	\$115,000	\$72,900
Priority B		\$285,700
Total	\$115,000	\$358,600

\$75,800		\$8,200	
\$163,600	\$3,700	\$18,500	\$4,200
\$47,500	\$3,200	\$5,100	\$2,500
\$11,700	\$400	\$500	\$1,300
\$28,600		\$4,700	\$500
\$75,800		\$8,200	
	\$28,600 \$11,700 \$47,500	\$75,800 \$28,600 \$11,700 \$47,500 \$3,200	\$75,800 \$8,200 \$28,600 \$4,700 \$11,700 \$400 \$500 \$47,500 \$3,200 \$5,100



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

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

Asset #: 82

rchitecture		Current F	lepair	Futur	e Replacement	M	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code		
terior				<u> </u>		•				
Exterior Walls										
Glazed Ceramic Panel	5%			LIFE	* >	5	\$11,300	Α		
Masonry: Brick	80%	Now	\$115,000	LIFE	* >	5	\$19,200	Α		
			: Moderate, Area	Affected	: 10%					
		: Through		. 4	ACC - 1 500/					
		r Miss/Eroc i : Stage Wo	l, Extent : Moderai	te, Area I	Ајјестеа : 50%					
		_	uı Extent : Light, Are	a Affacta	1.50%					
	_		Extent . Ligni, Are Wall At Flat Roof		a . 576					
			xtent : Moderate, A		cted · 5%					
		: Stage Wo		rea rijje	cieu . 570					
Pre-Cast Concrete	10%		\$23,600	LIFE	* *	• 5	\$7,800	A		
rie-Cast Concrete			Extent : Moderate			3	\$7,000	А		
	_	_	ated By Exterior S	-	-	rnice				
			l, Extent : Moderai			niec -				
			ated By Exterior S			nice				
			xtent : Severe, Are							
		: Rotunda								
	Explana	tion : Expa	nsion Joint Missing	g Betwee	n Cornice And Bi	ick Wall				
Window Wall	5%			2045	* :		\$4,500	A		
Windows										
Aluminum	100%	Now	\$1,500	2033	* :	5	\$900	A		
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 5%					
		: Lobby.								
	-		Extent: Severe, A	rea Affe	cted : 100%					
	Location	: Through	out							
Parapets	< #0.4		427 000		di .		# 4.000			
Masonry: Brick	65%	Now	\$27,900	LIFE	* >	5	\$4,900	A		
			xtent : Moderate, A	Area Affe	cted : 25%					
		: Through		Amor Aff	noted 1 1000/					
		r Miss/Eroc i : Flat Roo	l, Extent : Severe, A	Area Ajje	eciea : 100%					
		_	ht, Area Affected :	10%						
	-	: Flat Roo		10/0						
Metal Rail	10%		1 cm aper	2038	* :	5-10	\$13,500	A		
Wetai Kaii		ervation F	xtent : Light, Area			3-10	\$13,300	Α		
		: Flat Roo		Пусстей	. 270					
			Vas Separated At 1	Solid Co	rner Ioint					
Pre-Cast Concrete	25%		\$3,300	LIFE	* *	• 5	\$11,800	A		
110-Cast Colletete			هجر,300 ents, Extent : Ligh			J	φ11,600	А		
			At Flat Roof	.,	JJ - 2124 . 270					
			d, Extent : Severe,	Area Afi	ected : 100%					
	_		oints At Flat Roof	- 1. 00. 11/	11.00.100/0					

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

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

Asset #: 82

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Roof								
Single Ply Membrane	Location .	: Flat Roo gged, Exte	ent : Light, Area Af					A
Skylight, Metal/Glass	Location: Glazing Clo Location: Thermally I Location: Other Obse Location:	· Lantern Louded, Ext · Lantern L · Lantern L · Lantern L · rvation, E · Lantern L	\$10,200 sents, Extent: Ligh Located On Flat Ro sent: Severe, Area Located On Flat Ro Extent: Severe, A Located On Flat Ro Extent: Severe, Are Located On Flat Ro focated On Flat Ro and Joints Missing/	oof Affected oof rea Affec oof a Affecte	: 100% cted : 100% ed : 100%			A
Interior	7		8					
Floors Carpet	45% Staining/Di Location		Extent : Light, Are Of Stage	2024 ea Affect	\$109,000 ed : 10%	3	\$12,900	C
Cast in Place Concrete	5% Horizontal Location :		\$500 extent : Moderate, A out	LIFE Area Affe	* * cted : 10%	5	\$2,100	С
Ceramic Tile	5%			2034	* *	5	\$1,000	С
Terrazzo	15% Horizontal Location .		\$2,600 xtent : Moderate, A Locations.	LIFE Area Affe	* * cted : 20%	5	\$2,200	С
Vinyl Tile	15%			2030	* *	3	\$1,100	С
Wood			\$9,400 xtent : Light, Area ocated Below Roof			5	\$2,700	С
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$1,100	С
Glass: Single Pane		-	ents, Extent : Ligh trance Lobby	LIFE t, Area A	* * ffected : 2%	5	\$1,400	С
Masonry: Brick	55%			LIFE	* *	10	\$1,600	С
Mosaic Tile	2%			LIFE	* *	10	\$100	C
Plaster	_	_	\$700 Extent : Light, Ard ressing Room	LIFE ea Affect	* * ed : 5%	5	\$500	С

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

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

Asset #: 82

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Exposed Concrete	20%	Now	\$2,400	LIFE	* *	5	\$600	В
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 30%			
	Location: Breezeway/Entry Overhang							
	Spalling, 1	Extent : Lig	ht, Area Affected :	10%				
	Location	ı : Breezew	ay/ Entry Overhang	3				
Plaster	80%	Now	\$10,000	LIFE	* *	5	\$9,600	В
	Loose/De	lam Surface	, Extent : Light, Ar	ea Affec	ted : 5%		. ,	
	Location	ı : Back To	Middle Ceiling Ar	ea				

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts								
Raceway								
Conduit	100%	2025	\$23,000	1		В		
Panelboards								
Molded Case Bkrs	100%	2024	\$12,000	5	\$300	В		
Wiring								
Braided Cloth	40% 2-4	\$6,400 2050	* *	1		В		
	Insulation Aged, Extent: Mod	derate, Area Affecte	ed: 100%					
	Location: Throughout							
Thermoplastic	60%	2025	\$9,700	1		В		
Motor Controllers			•					
Locally Mounted	100%	2023	\$9,000	5	\$100	В		
Stand-by Power								
Generators								
Diesel	100%	2034	* *	1	\$4,400	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Fenced Outside							
	Explanation : One 250 Kva	. This Equipment Is	Dedicated To Pow	er The C	Chiller Only.			
Batteries								
Lead/Acid	100%	2019	\$700	5	\$400	В		
Fuel Storage								
Day Tank	100%	2041	* *	5	\$2,400	В		
-	Other Observation, Extent : I	Light, Area Affected	: 100%					
	Location: Below Generator	r						
	Explanation: 200 Gallon							
Lighting	Explanation . 200 Gatton							

Lighting

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

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

Asset #: 82

Electrical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	10%		2020	\$2,500	10	\$1,200	В
	T-12 Lamps, Extent:	Light, Area Affecte	ed: 100%	6			
	Location : Through	out					
Incandescent	10%		2020	\$2,500	2		В
Incandescent	80%		2020	\$19,800	2	\$200	В
	Other Observation, I	Extent : Light, Area	Affected	: 80%			
	Location : Auditori	um Stage Lighting					
	Explanation: Conf	nected With Dimme	r Switch.				
Egress Lighting							
Emergency, Battery	70%		2020	\$3,200	10	\$2,200	В
Exit, Service	30%		2020	\$600	1		В
Exterior Lighting							
HID	100%		2020	\$600	10		В
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Exterior						
	Explanation: Cont	rolled Via Photocel	l				
Alarm							
Fire/Smoke Detection							
No Component	80%						D
Generic, Digital	20%		2033	* *			В
	Recent Installation, I Location : Through	0 .	Affected	! : 100%			

Mechanical		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2035	* *	1		В
Conversion Equipment								
Heat Exchanger	40%			2021	\$1,100	1	\$2,500	В
Pres. Reducing Valve/LP	60%			2021	\$4,700	5	\$500	В
Steam								
Distribution								
Hot Wtr Piping/Pump	40%	4+	\$5,100	2033	* *	4	\$300	В
I	Broken, E.	xtent : Seve	re, Area Affected :	30%				
	Location	: 1 Pump 1	Fails And Needs To	Be Rep	laced			
I	Leak Evid	ent, Extent	: Light, Area Affect	ted : 10%	6			
	Location	: Expansio	n Tank Leaking					
Steam Piping/Pump	60%			2035	* *	4	\$400	В
	Repairs In	Progress,	Extent : Light, Ared	a Affecte	ed: 20%			
	Location	: Condens	ate Pump In Mecho	anical Pi	it			

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

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

Asset #: 82

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Terminal Devices Air Handler		4+ led Life, Ex : 1st Floor	\$16,400 tent : Moderate, Ai r	2025 rea Affec	\$41,000 sted : 100%	1	\$4,300	В
Convector/Radiator	40%			2023	\$47,900	1	\$1,700	В
Air Conditioning Energy Source Electricity	Location	: Outside	Extent : Light, Area Of The Building ricity For Chiller S			1 aced Out	side Of The	В
	Building			11				
Conversion Equipment Reciprocating Compr/Chiller	100%			2020	\$43,000	1	\$5,900	В
Distribution Chilled Wtr Pipe/Pump	100%			2025	\$62,000	4	\$900	В
Terminal Devices Air Handler/Cool/Ht	100%			2020	\$53,900	1	\$7,900	В
Heat Rejection Air Condenser Unit	100%			2030	* *	2	\$8,900	В
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,300	В
Exhaust Fans Interior		4+ led Life, Ex : Mechani	\$10,000 tent : Moderate, Ar ical Room	2035 rea Affec	* * rted : 20%	2	\$100	В
Roof	80% Unit Inope Location		\$8,100 ent : Severe, Area A	2035 ffected :	**	2	\$300	В
Plumbing H/C Water Piping								
Brass/Copper	100%			2025	\$37,900	1		В
HW Heat Exchanger Low Temp	100%			2025	\$3,900	4	\$1,900	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer Not Accessible	Location Explanat	: Through tion : Back	Extent : Light, Area out Site flow Preventers Are Locations			ıs Water	Supply System	D

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

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

HEALTH AND HOSPITALS CORP. - 819 JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA

Asset #: 82

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Plumbing				
Fixtures				
Generic	100%			В

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

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$6,937,500	\$20,028,000
Priority A	\$1,155,900	\$1,057,400
Priority B	\$4,865,600	\$12,453,900
Priority C	\$916,000	\$6,516,600
Total	\$6,937,500	\$20,028,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	φ 533 (00	¢417 200	\$575 QQQ	Φ 514 5 00
Total	\$577,600	\$416,300	\$575,800	\$514,700
Priority A	\$34,500	\$410,300	\$575,800	\$514,700
	. ,	\$416,300 \$416,300	\$5/5 ,800 \$562,200	\$369,500
Priority A	\$34,500	,	,	. ,



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

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

Asset #: 55

chitecture	Current Repair	Futur	e Replacement	M	aintenance					
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
erior		<u>'</u>								
Exterior Walls	100			_	***					
Masonry: Brick	10%	LIFE	* *	5	\$106,800	A				
Masonry: Brick	88% 0-2 \$703,300 Broken/Missing Elements, Extent : Mo			5	\$469,800	A				
	Location: Throughout.	naeraie, Ar	ей Аујестей . 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, A Location : Throughout.	rea Affecte	d : 70%							
	Explanation: Much Of The Staining Condensation.	And Linte	l Erosion Is From	Window	A/ C Unit					
Metal Panel	2%	2055	* *	5-10	\$73,400	A				
	Recent Construction, Extent: Light, A									
	Location : New Stair Tower At Load	ling Dock A	Area							
Windows	1000/	2022	* *	_	¢201 200	A				
Aluminum	100%	2033		5	\$281,300	A				
Parapets Masonry: Brick	85%	LIFE	* *	5-10	\$302,900	A				
Masonry: Brick	5% Now \$7,500		* *	5	\$2,600	A				
Musomy. Brick	Other Observation, Extent : Severe, A		d : 5%	3	Ψ2,000	7.1				
	Location: 12th Floor Roof Parapet.									
				***	11					
	Explanation: Roof Membrane Separ	rated Vertic	cally From The Pa	rapet Wo	ılı; Counter					
	Explanation: Roof Membrane Separ Flashing Missing.	rated Vertio	cally From The Pa	rapet Wo	all; Counter					
Masonry: Limestone	Flashing Missing. 10% 2-4 \$27,100) LIFE	* *	rapet Wo	\$6,600	A				
Masonry: Limestone	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig) LIFE	* *			A				
Masonry: Limestone	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout.) LIFE ght, Area Ą	** ffected: 10%			A				
Masonry: Limestone	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout. Jnt Mortar Miss/Erod, Extent: Moder	LIFE ght, Area A rate, Area A	** ffected: 10%			A				
Masonry: Limestone	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout. Jnt Mortar Miss/Erod, Extent: Moder Location: 12th Floor Roof Parapet) LIFE ght, Area Ą rate, Area A	** ffected : 10% Affected : 30%			A				
Masonry: Limestone	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout. Jnt Mortar Miss/Erod, Extent: Model Location: 12th Floor Roof Parapet Staining/Discoloring, Extent: Severe,) LIFE ght, Area Ą rate, Area A	** ffected : 10% Affected : 30%			A				
	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout. Jnt Mortar Miss/Erod, Extent: Moder Location: 12th Floor Roof Parapet) LIFE ght, Area Ą rate, Area A	** ffected : 10% Affected : 30%			A				
Masonry: Limestone Roof IRMA/Protected	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout. Jnt Mortar Miss/Erod, Extent: Model Location: 12th Floor Roof Parapet Staining/Discoloring, Extent: Severe, Location: Throughout.) LIFE ght, Area A rate, Area A	** ffected : 10% Affected : 30%		\$6,600	A				
Roof	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout. Jnt Mortar Miss/Erod, Extent: Model Location: 12th Floor Roof Parapet Staining/Discoloring, Extent: Severe,) LIFE ght, Area Ą rate, Area A	* * ffected : 10% Affected : 30% Sted : 30%	5						
Roof IRMA/Protected	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout. Jnt Mortar Miss/Erod, Extent: Model Location: 12th Floor Roof Parapet Staining/Discoloring, Extent: Severe, Location: Throughout.	D LIFE ght, Area A rate, Area A Area Affec 2030	** ffected: 10% Affected: 30% sted: 30% **	5	\$6,600					
Roof IRMA/Protected	Flashing Missing. 10% 2-4 \$27,100 Broken/Missing Elements, Extent: Lig Location: Throughout. Jnt Mortar Miss/Erod, Extent: Moder Location: 12th Floor Roof Parapet Staining/Discoloring, Extent: Severe, Location: Throughout.	D LIFE ght, Area A rate, Area A Area Affec 2030 Area Affecte	** ffected: 10% Affected: 30% rted: 30% **	5	\$6,600					

Interior

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

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

Asset #: 55

Type	Architecture	Current	Repair	Futur	e Replacement	placement Maintenance		
Cast in Place Concrete 10% Now \$112,200 LIFE ** 5 \$237,900 C	Component		Estimated Cost		Estimated Cost	•	Estimated Cost	Priority Code
Cast in Place Concrete	Interior							
Broken/Missing Elements, Extent: Light, Area Affected: 5% Location: Sub-basement		100/ NI	¢112.200	LIDE	* *	_	¢227 000	C
Location : Sub-basement Sub-basement Ceramic Tile Similar Similar	Cast in Place Concrete	Broken/Missing Elen	nents, Extent : Ligh			5	\$237,900	C
Quarry Tile		_		ected : 10	0%			
Terrazzo	Ceramic Tile	5%		2034	* *	5	\$54,400	С
Vinyl Tile	Quarry Tile	5%		2038	* *	5	\$81,600	C
Vinyl Tile	Terrazzo	5%		LIFE	* *	5	\$85,000	C
Vinyl Tile 9" X 9" 10% 2030 ** 3 \$40,800 C Other Observation, Extent : Light, Area Affected : 100% Location : Intervoven With Vinyl Composite Tile In Various Locations. Explanation : Vinyl Tile 9 X 9 Interior Walls	Vinyl Tile	65%		2025	\$5,964,200	3	\$353,400	
Other Observation, Extent : Light, Area Affected : 100% Location : Intervoven With Vinyl Composite Tile In Various Locations. Explanation : Vinyl Tile 9 X 9	•	10%		2030		3	\$40,800	
Interior Walls	·	Other Observation, I	Extent : Light, Area	Affected	: 100%			
Interior Walls Cast in Place Concrete 5%		Location: Interwo	ven With Vinyl Con	nposite T	ile In Various Loca	ations.		
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 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 ** 5-10 \$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 Broken/Missing Elements, Extent : Moderate, Area Affected : 15%		Explanation: Viny	l Tile 9 X 9					
Recent Repair Evident, Extent: Light, Area Affected: 20% Location: Emergency Generator Room Tunnel 5% 2034 ** 5 \$59,300 C 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 Explanation: Peeling Paint 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 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%	Interior Walls							
Ceramic Tile	Cast in Place Concrete	5%		LIFE	* *	10	\$148,200	C
Concrete Masonry Unit								
Patching Evident, Extent: Moderate, Area Affected: 40% Location: Various Locations In Mechanical Rooms.	Ceramic Tile	5%		2034	* *	5	\$59,300	С
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 10 \$201,600 C	Concrete Masonry Unit	5%		LIFE	* *	5	\$47,400	C
Location : Various Locations In Mechanical Rooms Explanation : Peeling Paint		o .						
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%		Other Observation, I	Extent : Light, Area	Affected	: 20%			
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: Various	Locations In Mech	anical Re	ooms			
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%		Explanation : Peels	ing Paint					
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%	Gypsum Board	10%		LIFE	* *	5-10	\$201,600	С
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%					* *			
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% 15% 15% 108,800 B					* *			
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%	SGFT/Glazed Masonry				* *			
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%							, .,	
AcousTileSusp.Lay-In 20% Now \$349,200 2030 ** 5 \$108,800 B Broken/Missing Elements, Extent: Moderate, Area Affected: 15%	<u> </u>	25%		2038	* *	5	\$271.900	В
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%	1 .		\$349,200		* *			
		Broken/Missing Elen	nents, Extent : Mod		ea Affected : 15%	-	,	
Staining/Discoloring, Extent : Severe, Area Affected : 75% Location : Throughout.				rea Affec	eted : 75%			
Exposed Concrete 10% LIFE ** 5-10 \$135,900 B	Exposed Concrete	10%		LIFE	* *	5-10	\$135,900	В
Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Basement And Sub-basement Levels.	1	Diagonal Cracks, Ex		rea Affect			,,.	
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%	Metal Panel	5% Now	\$18,000	LIFE	* *	5	\$68,000	В
Location : Emergency Generator Room.		_			пујестен . 7570			
Plaster 40% LIFE ** 5-10 \$747,700 B	Plaster				* *	5-10	\$747,700	В

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

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

Asset #: 55

ectrical	Current Repair Future Replacement Maintenance							
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts								
Service Equipment	1000/	2025	ate ate	_	Φ2.200			
Fused Disc Sw	100%	2035	**	5	\$3,200	В		
	Other Observation, Extended Location: Electrical Re		2:100%					
	Explanation: Two 3000		t Switch					
Transformers	Explanation: 1 NO 5000	Timp Hain Disconnect	Swiich					
Dry Type	40%	2030	* *	5	\$1,100	В		
3 31	Other Observation, Exten	t : Light, Area Affectea	! : 100%					
	Location : Electrical Re	oom						
	Explanation: Two 300	Kva						
Dry Type	40%	2023	\$5,900	5	\$1,100	В		
	Other Observation, Exten	t : Light, Area Affectea	! : 100%					
	Location: Basement	V 4 10 1125 V						
Б. Ш	Explanation: One 225		<u>a</u> **		Φ.5.0.0			
Dry Type	20% Other Observation, Exten	2038		5	\$500	В		
	Location : Switchgear I		. 100%					
	Explanation: One 112.							
Switchgear / Switchboard	2. promotion (one 112)	2, 12011110 (2) 200 11/0						
Air Circuit Breaker	70%	2035	* *	5	\$2,700	В		
Fused Disc Sw	30%	2035	* *	5	\$900	В		
Raceway								
Conduit	70%	2025	\$400,900	1		В		
Conduit	25%	2035	* *	1		В		
Tray	5%	2023	\$28,600	1		В		
Panelboards Molded Case Bkrs	50/	2033	* *	5	¢1 000	В		
Molded Case Bkrs	5% 85% 0-2	\$490,000 2050	* *	5 5	\$1,000 \$8,200	В		
Worded Case Dris	On Extended Life, Extent		eted : 100%	3	\$6,200	ъ		
	Location : Throughout	3,5						
Molded Case Bkrs	10%	2041	* *	5	\$1,900	В		
Wiring					+ - , > = =			
Braided Cloth	60% 2-4	\$388,700 2050	* *	1		В		
	Insulation Aged, Extent:	Moderate, Area Affecte	ed : 100%					
	Location: Throughout							
Thermoplastic	40%	2035	* *	1		В		
Motor Controllers								
Locally Mounted	5%	2030	* *	5	\$200	В		
Motor Control Center	90% 0-2	\$195,500 2038	* *	5	\$9,000	В		
	On Extended Life, Extent							
	Location: Mechanical							
Motor Control Center	5%	2038	* *	5	\$1,000	В		

Ground

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

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

Asset #: 55

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground Grounding Devices Not Accessible	Other Observation, Extent : Location : Basement Explanation : Located Bek					D
Stand-by Power	Emplantation (Eccurcus Ecc.					
Transfer Switches						
Automatic	50%	2030	* *	1	\$113,400	В
Automatic	50%	2023	\$5,800	1	\$113,400	В
Generators						
Diesel	100% Other Observation, Extent: Location: Basement Explanation: Two 1250 K		**: 100%	1	\$285,400	В
Batteries						
Lead/Acid	100%	2019	\$700	5	\$27,300	В
Fuel Storage				_		_
Day Tank	60% Other Observation, Extent: Location: Basement Explanation: Two 275 Ga		\$31,400	5	\$80,900	В
Main Tank	40% Other Observation, Extent: Location: Underground Explanation: Two 10,000		* *	5	\$8,500	В
Lighting						
Interior Lighting Fluorescent	76% T-12 Lamps, Extent : Light, Location : Throughout	2020 Area Affected : 100%	\$2,851,000	10	\$506,500	В
Fluorescent	20% T-8 Lamps, Extent : Light, A Location : Throughout	2025 rea Affected : 100%	\$750,300	10	\$133,300	В
HID	2%	2020	\$52,800	10	\$500	В
Incandescent	2%	2020	\$75,000	2	\$300	В
Egress Lighting			•			
Emergency, Service	50%	2020	\$52,400	1		В
Emergency, Service	10%	2025	\$10,500	1		В
Exit, Service	40%	2020	\$41,900	1		В
Exterior Lighting			_			_
Fluorescent	80%	2030	* *	10	\$54,000	В
HID	20%	2030	* *	10	\$500	В
Lightning Protection						
Arresters/Cabling	1000/	2040	* *	<i>-</i>	¢2 100	D
Generic Alarm	100%	2040	* *	5	\$3,100	В

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

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

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

Asset # : 55

Electrical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Security System						
No Component	90%					D
Generic	10%	2025	\$221,300	1	\$27,500	В
Fire/Smoke Detection						
No Component	70%					D
Generic, Digital	30%	2033	* *			В
	Recent Installation, Extent: Light,	Area Affected : I	100%			
	Location: Throughout					

lechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating							
Energy Source							
Campus Steam	100%		2035	* *	1		В
	Other Observation, E	_	Affected	: 100%			
	Location : Sub-base						
	Explanation : Provi	ded By Adjacent B	uilding 6	Í			
Conversion Equipment							
Heat Exchanger	25%		2034	* *	1	\$89,800	В
	Recent Replace Evide	_	Area Aff	ected : 100%			
	Location : Sub-base	ement					
	Other Observation, E		Affected	: 100%			
	Location : Sub-base	rment					
	Explanation : Serve	s Reheats And Uni	t Heater:	S			
Pres. Reducing Valve/LI Steam	75% 4+	\$67,100	2028	* *	5	\$16,200	В
	Leak Evident, Extent	: Moderate, Area A	Affected :	50%			
	Location : Sub-base	ement					
Distribution							
Hot Wtr Piping/Pump	40% 4+	\$434,600	2033	* *	4	\$14,300	В
	Broken, Extent: Mod	lerate, Area Affecte	d: 50%				
	Location : One Pump Broken In Mechanical Room						
	Recent Replace Evide	ent, Extent : Light,	Area Aff	ected : 50%			
	Location : One Mot	or Recently Replac	ed				
Steam Piping/Pump	60% Now	\$302,000	2035	* *	4	\$21,500	В
Frank - Frank - mark	Corroded, Extent : Se	1 ,	d: 10%		•	, — -, - - , -	_
	Location : Sub-base						
	Leak Evident, Extent	: Moderate. Area A	Affected :	10%			
	Location : Steam Pi				ement Ste	eam Room	

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

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

Asset #: 55

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Terminal Devices							
Air Handler	25% On Extended Life, Exte Location : Fan Room		2020 rea Affect	\$971,900 red : 100%	1	\$112,300	В
Air Handler	25% Recent Installation, Ex- Location : Various M	_			1	\$112,300	В
Convector/Radiator	30%		2030	* *	1	\$70,400	В
Fan Coil Unit/Heat	20%		2020	\$2,159,100	1	\$46,900	В
	Other Observation, Ext Location : Throughou Explanation : Reheat	ıt			s In Meci	hanical Spaces	
Air Conditioning				y			
Energy Source							
Electricity	80%		2041	* *	1		В
Steam/HW System	20%		2035	* *	1		В
Conversion Equipment							
Absorption	25%		2021	\$594,300	1	\$196,600	В
	Location: Penthouse Other Observation, Ext Location: Penthouse Explanation: 2 Abso	tent : Light, Area	Affected	: 100%			
Centrifugal, Elec Chille		\$233,200	2028	* *	1	\$424,600	В
	R-134a Refrigerant, Ex Location: Penthouse Other Observation, Ext Location: Penthouse Explanation: 3 Units	ctent : Light, Area	a Affectea Area Affe	cted : 100%		, ,	
Window/Wall Unit	15%		2020	\$222,300	1		В
Distribution							
Chilled Wtr Pipe/Pump	60%		2045	* *	4	\$32,200	В
No Component	40%						D
Terminal Devices							
Air Handler/Cool/Ht	30% Recent Replace Eviden Location : Fan Room	_	2033 Area Affe	* * ected : 100%	1	\$134,800	В
Air Handler/Cool/Ht	30% On Extended Life, Exte Location : Fan Room		2020 rea Affect	\$918,800 ted: 100%	1	\$134,800	В
No Component	40%						D
110 Component	1070						

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

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

Asset #: 55

Mechanical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning								
Heat Rejection	0004	402 000	2022	4. 5.7.7. 5.0.0		4.60.000		
Water Cool Tower	80% 4+ Leak Evident, Extent Location : Roof	\$82,800 : Light, Area Affec	2023 ted : 20%	\$1,655,600	2	\$468,000	В	
No Component	20%						D	
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$641,500	В	
Exhaust Fans								
Interior	95% 4+	\$757,100	2035	* *	2	\$16,900	В	
	On Extended Life, Ex Location : Various		rea Affecte	ed : 60%				
Roof	5%		2020	\$28,700	2	\$1,100	В	
Plumbing				,				
H/C Water Piping Brass/Copper	100% 4+ Leak Evident, Extent	\$107,700 : Moderate, Area A	2035 Affected : .	**	1		В	
	Location: Sub-bas	ement						
HW Heat Exchanger								
Low Temp	100% Other Observation, I Location : Sub-bas	-	2025 Affected :	\$223,700 100%	4	\$107,800	В	
	Explanation : 2 Un Kitchen Only	its With 1000 Gallo	n Storage	; 1 Unit With 350	Gallon S	Storage Serves		
Sanitary Piping	1000/			de de				
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping	1.000/		LIEE	* *			ъ	
Cast Iron	100%		LIFE	* *	1		В	
Sump Pump(s)	1000/		2025	¢11,000	4	¢2.500	D	
Rigid Piping	100%		2025	\$11,000	4	\$2,500	В	
Sewage Ejector(s) Not Accessible	100%						D	
Backflow Preventer	10070							
Generic	100%		2025	\$69,900	1	\$44,500	В	
Fixtures	100/0		2023	ψυ2,300	1	Ψ++,500	ע	
Generic	100%						В	
Vertical Transport	100/0							
Elevators								
Geared Traction	100%		LIFE	* *			C	
	Other Observation, I Location : (3) B-11	-		100%				
	Explanation: 10 U	nits						
Fire Suppression Standpipe								
Generic	100%		2045	* *	1-5	\$366,400	В	

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

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

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

Asset #: 55

Mechanical	Cı	urrent Repair	Future	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Sprinkler							
No Component	70%						D
Generic	30%		2045	* *	1-2	\$61,100	В
Fire Pump							
Generic	100%		2034	* *	1	\$135,700	В

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

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$3,957,500	\$5,423,000
Priority A	\$2,763,700	\$411,500
Priority B	\$975,700	\$3,259,900
Priority C	\$218,100	\$1,751,600
Total	\$3,957,500	\$5,423,000

Total	\$405,800	\$117,400	\$176,600	\$156,400
Priority C	\$97,800		\$45,500	\$62,500
Priority B	\$181,200	\$106,700	\$112,300	\$93,900
Priority A	\$126,800	\$10,700	\$18,800	
Total	\$405,800	\$117,400	\$176,600	\$156,400
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Mechanical	\$56,800	\$45,100	\$45,000	\$29,700
Electrical	\$42,700	\$10,300	\$16,000	\$12,900
Interior Architecture	\$128,100		\$45,500	\$62,500
Exterior Architecture	\$126,800	\$10,700	\$18,800	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 56

rchitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls					_	***	
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Overhan Exposed Reinforceme Location: Roof Ov. Spalling, Extent: Lig Location: Roof Ov.	ng At Loading Dock ent, Extent : Light, erhang, 13th Floor eht, Area Affected :	k Area Area Affe 10%	ected : 10%	5 ry	\$40,400	A
Masonry: Brick	86% Staining/Discoloring Location: From W.		_	-	5	\$277,700	A
Metal Panel	2% Now Broken/Missing Elen Location: Penthou		2045 re, Area	* * Affected : 35%	5	\$6,100	A
	Other Observation, E Location: Penthou. Explanation: Ruste	se Walls And 3rd F					
Granite Panels	3% 0-2 Jnt Mortar Miss/Erod Location : Main En		LIFE te, Area A	* * Affected : 25%	5	\$3,600	A
	Other Observation, E Location : Concrete Explanation : Spall	e Canopy Off Of Th			Intrance		
Window Wall	4%		2045	* *	5	\$24,200	A
Windows							
Aluminum	25% Recent Replace Evido Location : Various	_	2047 Area Affe	* * ected : 100%	5	\$21,400	A
Aluminum	70% Now Thermally Inefficient Location: Through		2050 e, Area Aj	* * ffected : 50%	5	\$30,000	A
	Weather Strip Missin Location: Through	out.					
	Other Observation, E Location: Through Explanation: Most	out.			Condens	ation From Above	
Metal Louvers	3% 2-4	\$15,200	2028	**	Conucis	unon 1 rom 1100vc.	A
Metal Louvers	Corrosion/Rusting, E Location : 3rd Floo	Extent : Moderate, A					A
Steel	2% Now Corrosion/Rusting, E Location: Stairs, E		2041 a Affected	* * d : 25%	5	\$10,700	A

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

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

Asset #: 56

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								•
Parapets	0.50			LIDE	ale ale	7.10	#00.400	
Masonry: Brick			nt, Extent : Light, A of	LIFE area Affe	* * cted : 20%	5-10	\$99,400	A
Metal Panel	Locatio	servation, E n : 13th Flo	xtent : Light, Area or Roof. I Panel Refers To (* *	5	\$3,300	A
Metal Rail	10%		T unci rejers 10	$\frac{2038}{2038}$	* *	5-10	\$30,900	A
Roof	107	<u> </u>					420,200	
Modified Bitumen	Locatio Ponding,	naged Flash n : Stair Bui Extent : Lig	\$33,400 ings, Extent : Ligh khead, 13th Floor ht, Area Affected : r Roof Just Outside	2%	* * ffected : 10% ad And Penthouse I	Roof		A
Traffic Topping	Locatio Worn/Ero	Extent : Ligl n : 1st Floor oded, Extent	\$23,200 at, Area Affected: And 13th Floor M Moderate, Area And 13th Floor M	lain Roof Affected	: 30%			A
Interior								
Floors	10%			2024	\$422,000	2	\$50,000	C
Carpet Cast in Place Concrete	5%			LIFE	\$ 4 22,000 * *	3 5	\$72,900	C
Cast in Frace Concrete	Horizont		xtent : Moderate, A out			3	\$12,900	C
Ceramic Tile	5%)		2034	* *	5	\$16,700	С
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	С
Raised Access Floor	5%			2034	* *	5	\$62,500	C
Terrazzo	5%)		LIFE	* *	5	\$26,000	C
Traffic Topping	Locatio	servation, E n : In The G	xtent : Severe, Are ym. s To Plastic Interlo	00		5	\$20,800	С
Vinyl Tile	Locatio			2025 Affected	\$1,546,200 7:7%	3	\$91,600	С

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

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

Asset #: 56

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	•							•
Interior Walls								
Ceramic Tile	9%			2028	* *	5	\$32,700	C
Concrete Masonry Unit	10%	0-2	\$16,000	LIFE	* *	5	\$14,500	C
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affec	ted : 5%			
	Location	n : North St	air Tower					
Marble Panels	9%			LIFE	* *	10	\$13,100	С
Plaster	35%		\$20,300	LIFE	* *	5	\$38,200	С
	Cracking/	Crumbling.	Extent : Light, Are	ea Affecte	ed : 5%		, ,	
	Location	n : Library	· ·					
		-	, Extent : Moderate	, Area A	ffected : 5%			
	_	_	nt Storage Room,					
SGFT/Glazed Masonry	28%			LIFE	* *	10	\$50,900	С
Wood	9%			LIFE	* *	5	\$261,600	C
Wood			Extent : Light, Area		· 100%	3	Ψ201,000	C
			or Training Area	11,500000	. 100/0			
		tion : Wood	_					
Ceilings	2. q turio		1 00000					
AcousTile,Adhered	25%			2030	* *	5	\$83,300	В
AcousTileSusp.Lay-In	14%		\$74,900	2038	* *	5	\$23,300	В
ricous mesusp. Eug m			nents, Extent : Mod		ea Affected : 30%	J	Ψ23,500	
		n : Through						
A coueTileCuen I ov In	8%		\$21,400	2045	* *	5	\$13,300	В
AcousTileSusp.Lay-In			\$21,400 nents, Extent : Mod			3	\$13,300	Б
		_	ienis, Exieni . Mod or Corridor	егше, Аг	eu Ajjecieu . 2570			
			Extent : Moderate, A	maa Affa	atad , 50/			
			xieni . Moderdie, A or Corridor	теа Ајје	ciea . 570			
			or Corridor		de de			
AcousTileSusp.Lay-In	20%		4.0 4.00	2030	* *	5	\$66,600	В
Plaster	7%		\$30,400	LIFE	**	5	\$14,600	В
		_	nents, Extent : Seve	re, Area	Affected: 20%			
	Location							
			Extent : Moderate, A	Area Affe	cted : 15%			
	Location	n : Gym, Lii	brary					
Plaster	26%			LIFE	* *	5-10	\$148,900	В

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

Under 600 Volts

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

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

Asset #: 56

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts						
Service Equipment Fused Disc Sw	50% Other Observation, Extent : Moderc	2035 ate. Area Affect	** ed : 100%	5	\$500	В
	Location : Electrical Room Explanation : One 5000 Amp Mai					
Fused Disc Sw	50% Other Observation, Extent: Modera Location: Electrical Room Explanation: One 1200 A And (1)		* * ed : 100%	5	\$500	В
Transformers		1				
Dry Type	100% Other Observation, Extent : Light, A	2030 Area Affected :	* * 100%	5	\$800	В
	Location: In Generator Room An	d Mechanical/	Electrical Rooms	5		
	Explanation: One 500 Kva 480v-2 Rooms	208/120v, Other	rs Throughout Ti	he Mecha	unical/ Electrical	
Switchgear / Switchboard						
Molded Case Bkrs	80%	2025	\$177,500	5	\$4,800	В
Molded Case Bkrs	20%	2045	* *	5	\$1,200	В
Raceway						
Conduit	80%	2025	\$229,100	1		В
Conduit	20%	2045	* *	1		В
Panelboards Maldad Casa Plans	950/	2024	\$245,000	_	¢£ 100	р
Molded Case Bkrs	85%	2024	\$245,000	5	\$5,100	В
Molded Case Bkrs	15%	2041	-11-	5	\$900	В
Wiring Braided Cloth	20% 2-4 \$64,80	00 2050	* *	1		В
Braided Cloth	Insulation Aged, Extent : Moderate,			1		ь
	Location: Throughout	ni ca nyjecica	. 100/0			
Thermoplastic	40%	2045	* *	1		В
Thermoplastic	40%	2035	* *	1		В
Motor Controllers						
Locally Mounted	15%	2023	\$81,400	5	\$200	В
Locally Mounted	5%	2030	* *	5	\$100	В
	Other Observation, Extent: Light, A Location: Located On 3rd Floor		100%			
M	Explanation: Located On Roof Se					
Motor Control Center	80%	2023	\$434,400	5	\$4,900	В
round						
Grounding Devices Generic	100%	LIFE	* *	5	\$6,600	В
tand by Power	100/0	LIIL			Ψ0,000	ע

Stand-by Power

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

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

Asset #: 56

ectrical	Current Repair	Future	e Replacement	M					
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
nd-by Power									
Transfer Switches									
Automatic	80%	2038	* *	1	\$55,600	В			
	Other Observation, Extent : Light, Area		: 100%						
	Location: Emergency Generator Room		1600 4 2 46	20					
	Explanation: 3 Automatic Transfer Sv								
Manual	20%	2045	* *	5	\$200	В			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Emergency Generator Room Explanation: One Manual Transfer Switch								
	Explanation: One Manual Transfer S	witch							
Generators	250/	2020	* *		#21 000	ъ			
Diesel	25%	2028		1	\$21,900	В			
	Other Observation, Extent: Light, Area		: 100%						
	Location: Located On Basement Leve			2 1 E	1 D C				
	Explanation : (2) 1250 Kva And (1) 37 Maintained Bydata Center Personnel	'S Kva Ge	neraiors Thai Sei	ve 2na r	ioor Daia Cenier,				
No Component	75%					D			
1	Other Observation, Extent : Light, Area	Affected	: 0%						
	Location : Throughout								
	Explanation: Building Is Fed From C	ther Buil	ding Emergency S	System.					
Batteries									
Lead/Acid	10%	2019	\$100	5	\$800	В			
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location: Basement								
	Explanation: For Data Center Gener	ators							
No Component	90%					D			
Fuel Storage									
Day Tank	5%	2041	* *	5	\$2,100	В			
	Other Observation, Extent : Light, Area		: 100%						
	Location: Emergency Generator Room	m							
	Explanation: One 250 Gallon Tank								
Main Tank	95%	2053	* *	5	\$6,200	В			
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location: Outside Parking								
	Explanation: (2) 4000 Gallon Main T	Canks							

Lighting

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

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

Asset #: 56

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	5%	2020	\$57,500	10	\$10,200	В			
	Compact Fluorescent Light, E Location : Lobby	Extent : Light, Area A	ffected : 100%						
Fluorescent	90%	2020	\$1,034,400	10	\$183,800	В			
	T-5 Lamps, Extent : Light, Are Location : Throughout	ea Affected : 35%							
	T-8 Lamps, Extent: Light, Are Location: Throughout	ea Affected : 35%							
	T-12 Lamps, Extent: Light, A. Location: Throughout	rea Affected : 30%							
	Other Observation, Extent : L	ight Area Affected :	5%						
	Location: Located On 2nd 1		570						
	Explanation : Halogen Lamp								
HID	5%	2020	\$40,400	10	\$400	В			
IIID	Other Observation, Extent : L			10	φ 1 00	D			
	Location : Mechanical Room		100,0						
	Explanation: HID Lamps								
Egress Lighting	•								
Emergency, Battery	50%	2020	\$40,200	10	\$26,900	В			
Exit, Service	50%	2020	\$16,100	1		В			
Exterior Lighting									
HID	100%	2025	\$82,000	10	\$700	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Located On Exterior - Under The Breeway								
	Explanation : Controlled Via	a Timer							
Lightning Protection									
Arresters/Cabling	1000/	2040	* *	5	¢1 000	D			
Generic	100%	2040	4- 4-	5	\$1,000	В			
Alarm									
Security System No Component	70%					D			
Generic	30%	2030	* *	1	\$25,300	В			
Generic	Other Observation, Extent : M		ted: 100%	1	Ψ25,500	D			
	Location : Exit And Corrido								
	Explanation : Fixed Camera								
Fire/Smoke Detection	•								
No Component	70%					D			
Generic, Digital	30%	2033	* *			В			
, č	Recent Installation, Extent : L		100%						
	Location: Throughout								

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

Heating

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

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

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

Asset #: 56

Mechanical	Current F	lepair epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2045	* *	1		В
	Other Observation, E		Affected	: 100%			
	Location : Basemen			1.1: 46			
Commission Familianiant	Explanation : Stean	і Ргочіава Ву Ааја	icent Bui	laing #0			
Conversion Equipment Heat Exchanger	50%		2028	* *	1	\$55,000	В
Heat Exchanger	Other Observation, E	xtent : Light, Area		: 100%	1	Ψ55,000	ъ
	Location : Basemen	_	- 55	, ,			
	Explanation : Heat	Exchanger Serves	Hot Wate	er Heating System	ı		
Pres. Reducing Valve/LI			2028	**		\$6,600	В
Steam	2070		2020			40,000	-
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t					
	Explanation : Prv S Hot Water Heating		n Coils I1	n Fan Units And A	A Heat Ex	changer For The	
Distribution	0						
Hot Wtr Piping/Pump	80%		2041	* *	4	\$13,200	В
	Recent Repair Eviden	_		eted : 100%			
	Location : Recent R	epipe Of Entire Sy	stem				
Steam Piping/Pump	20% 0-2	\$92,500	2025	\$308,500	4	\$2,200	В
	Corroded, Extent: M		cted : 50	%			
	Location : Various	Locations					
Terminal Devices	200/ N	ф 2 20, 2 00	2025	* *	1	#24.000	ъ
Air Handler	20% Now	\$238,200	2035		1	\$24,800	В
	Abandoned in Place, Location: Fan Roo		, Агеа Ађ	<i>тестеа : 30%</i>			
	Other Observation, E		a Affecte	d · 100%			
	Location: Fan Roo		u rijjecie	u . 10070			
	Explanation : Equip		led Life W	ith Evidence Of S	Severe Ste	am Coil Leaks	
Convector/Radiator	80%		2030	* *		\$57,500	В
Air Conditioning	0070		2000			Ψε τ ,ε σ σ	
Energy Source							
Electricity	100%		2041	* *	1		В
Conversion Equipment							
Centrifugal, Elec Chiller			2034	* *	1	\$96,400	В
Window/Wall Unit	60% 4+	\$54,500	2020	\$272,500	1		В
	Damaged, Extent: M			%			
	Location: 30% Of V	Inits Need Replac	ement				
Terminal Devices	5 0/		2020	* *	1	# < 000	D
Air Handler/Cool/Ht	5% Other Observation, E	wtant . Liabt A	2030		1	\$6,900	В
	Location : In Data (Ајјестеа	. 100%			
	Explanation : Air H						
No Component	95%	шшег					D
No Component Ventilation	JJ70						ע

Ventilation

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

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

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

Asset #: 56

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
entilation entile								
Distribution Ductwork/Diffusers No Component	40% 60%			LIFE	* *	2-5	\$78,600	B D
Exhaust Fans	0070							
Interior	-	Now erable, Exte n : Fan Roo	\$140,600 ent : Severe, Area A	2035 Affected :	**	2	\$5,200	В
Roof	4%			2020	\$7,000	2	\$300	В
lumbing H/C Water Piping					, , , , , , , ,			
Brass/Copper	Location	ı : Basemer	Extent : Light, Area nt Mechanical Room ter Pump To Get W	n		1		В
HW Heat Exchanger Low Temp	Location	ı : Mechani	Extent : Light, Area ical Equipment Roc	om	\$68,500 : 100%	4	\$33,000	В
Conitory Dining	Explana	tion : 1,000) Gallon Storage To	ank				
Sanitary Piping Cast Iron Storm Drain Piping	100%			LIFE	* *	1		В
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Not Accessible	Location	ı :	Extent : Light, Area lity Engineer Repor					D
Backflow Preventer	Ехріапа	uon . Facu	uy Engineer Kepor	is Fumps	TWOI WORKING			
Not Accessible		servation, E 1 : Entire St	Extent : Light, Area ite	Affected	: 0%			D
		tion : Back us Location	flow Preventers Ar	e A Part	Of The Campus W	ater Mai	n System And Are	
Fixtures Generic	100%							В
ertical Transport Elevators Geared Traction	100%			LIFE	* *			С
Compo Traction	Other Obs Location	servation, E 1 : B-13, Pe tion : 4 Un			: 100%			C
ire Suppression	Ехріана	110n . 4 UN						
Standpipe								

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

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

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

Asset #: 56

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2045	* *	1-2	\$6,200	В
Fire Pump								
No Component	90%							D
Generic	10%	2-4	\$1,600	2028	* *	1	\$3,700	В
	Corroded,	Extent : M	oderate, Area Affe	cted : 30	%			
	Location	: Pump Ro	oom					

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$703,000	\$255,200
Interior Architecture	\$1,396,200	\$1,336,500
Electrical		\$319,400
Mechanical	\$204,500	\$229,200
Total	\$2,303,800	\$2,140,400
Priority A	\$703,000	\$255,200
Priority B	\$1,191,100	\$1,441,100
Priority C	\$409,700	\$444,000
Total	\$2,303,800	\$2.140.400

Total	\$526,900	\$327,500	\$432,300	\$272,000
Priority C	\$79,700		\$56,700	\$3,500
Priority B	\$402,300	\$301,400	\$375,700	\$268,500
Priority A	\$44,900	\$26,200		
Total	\$526,900	\$327,500	\$432,300	\$272,000
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
Mechanical	\$270,300	\$166,700	\$259,600	\$151,800
Electrical	\$46,400	\$49,000	\$30,400	\$31,100
Interior Architecture	\$79,700		\$56,700	\$3,500
Exterior Architecture	\$44,900	\$26,200		
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 14113

rchitecture		Current F	Repair	Futur	e Replacement	М		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls						_		
Concrete Masonry Unit			\$100,100 : Severe, Area Affo out	LIFE ected : 60	* *	5	\$7,700	A
Masonry: Brick	55%			LIFE	* *	5	\$269,400	A
		ence, Extent 1 : Through	: Moderate, Area . out	Affected	: 40%			
	Location	servation, E n : Upper F ction : Modi		Affected	: 100%			
Masonry: Brick	25%			LIFE	* *	5	\$122,500	A
	Effloresce Location Other Obs	ence, Extent n : Through	xtent : Light, Area	ected : 40			,,- · · ·	
		tion : Squa						
Metal Panel		Now	\$4,400	2045	* *	5	\$22,000	A
Metai Panei	Water Per	netration, E	\$4,400 xtent : Severe, Ared le Of Metal Canop	a Affecte		3	\$23,000	А
Stucco Cement		issing Elem	\$17,600 ents, Extent : Ligh everhang At Main H		* * ffected : 10%	5	\$15,300	A
Window Wall	5%			2051	* *	5	\$45,900	A
Windows				2001			ψ.υ,>οο	
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	Α
Masonry: Brick	50%			LIFE	* *	5-10	\$154,700	Α
			: Moderate, Area A r Roof Parapets	Affected	: 40%			
Metal Panel	5%			2045	* *	5	\$8,800	A
		•	nt, Extent : Light, A f Parapet Wall	rea Affeo	cted : 100%			
Roof								
Plaza Roof: Stone Panels				2045	* *			Α
Single Ply Membrane			\$83,300 derate, Area Affect out	2030 ted : 20%	* * 6			A
			xtent : Light, Area		: 5%			
			of, Various Locatio					
	Explana	tion : Bitun	ien In Pitch Cup A	t Dunnag	ge Supports Are C	racking		

Interior

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

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

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

Asset #: 14113

Architecture		Current F	Repair	Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Floors									
Cast in Place Concrete	10%		\$29,200	LIFE	* *	5	\$124,000	C	
			xtent : Moderate, A		cted : 100%				
	Location	ı : Through	out Mechanical Ro	oom					
Granite Panels	5%			LIFE	* *	5	\$42,500	С	
Vinyl Tile	5%	0-2	\$4,800	2033	* *	3	\$10,600	C	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
	Location	ı : Corridoi	r By Loading Dock	Area In	Basement				
Vinyl Tile	80%			2033	* *	3	\$170,000	С	
Interior Walls									
Concrete Masonry Unit	20%			LIFE	* *	5	\$98,900	C	
Gypsum Board	20%	Now	\$10,200	LIFE	* *	5	\$74,200	C	
		_	ients, Extent : Ligh	-	-				
	Location	ı : Through	out 4th Floor Mecl	hanical K	Room				
Gypsum Board	53%			LIFE	* *	5-10	\$556,700	С	
• •	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	С	
Masonry: Fieldstone	2%			LIFE	* *	10	\$4,900	C	
Ceilings									
AcousTileSusp.Lay-In	40%			2042	* *	5	\$226,700	В	
Exposed Struc: Steel	10%			LIFE	* *	10	\$113,300	В	
Gypsum Board	40%			LIFE	* *	5-10	\$779,100	В	
Wood	10%		\$264,100	LIFE	* *	5	\$495,800	В	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 100%								
			ated/Missing Woo			bby			
			Extent : Moderate, A	Area Affe	cted : 100%				
		ı : Through							
	Explana	tion : Misal	ligned						

Electrical	Current Repair	Future Replaceme	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts			•			•
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$2,000	В
	Other Observation, Extent: Moderate,	Area Affected : 100%				
	Location: Electrical Room					
	Explanation: Two 4000 Amp Main D	isconnect Switch				
	fed From Building I					
	(1) 600 A Main Disconnect Switch Fo	r Fire Pump				

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

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

Electrical	Current Re	pair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Transformers							
Dry Type	90%		2042	* *	5	\$1,300	В
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation: Transfe	ormers Rated At 1		45 And 30 Kva			
Dry Type	10%		2042	* *	5	\$100	В
	Other Observation, Ext	_	Affected	: 100%			
	Location: G 007 (Ba	sement)					
	Explanation : One 15	Kva Transforme	r For Fir	e Alarm			
Switchgear / Switchboard							
Air Circuit Breaker	50%		2051	* *	5	\$1,000	В
Fused Knife Sw	50%		2051	* *	5	\$800	В
Raceway							
Conduit	100%		2051	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2047	* *	5	\$10,100	В
Wiring							
Thermoplastic	100%		2051	* *	1		В
Motor Controllers							
Locally Mounted	30%		2042	* *	5	\$800	В
Motor Control Center	70%		2042	* *	5	\$7,300	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$11,300	В
Stand-by Power							
Transfer Switches							
Automatic	95%		2042	* *	1	\$112,200	В
Manual	5%		2051	* *	5	\$100	В
Generators							
Diesel	98%		2038	* *	1	\$145,700	В
	Other Observation, Ext	ent : Moderate, A	rea Affe	cted : 100%			
	Location: Basement						
	Explanation: Three	! 125 Kva Genera	tors				
Diesel	2% Now	\$1,600	2040	* *	1	\$2,700	В
	Other Observation, Ext	ent : Severe, Ared	a Affected	d: 100%			
	Location: Basement						
	Explanation: Dampe	rs Reported To B	e Not Op	erational			
Batteries							
Lead/Acid	100%		2019	\$700	5	\$14,200	В

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

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

Asset #: 14113

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power	•				
Fuel Storage					
Day Tank	25%	2047 **	5	\$17,600	В
	Other Observation, Extent: Moderate	, Area Affected : 100%			
	Location : Basement				
	Explanation : Three 150 Gallons Ta				
Main Tank	75%	2060 * *	5	\$8,300	В
	Other Observation, Extent: Moderate	, Area Affected : 100%			
	Location : Underground				
	Explanation: Three 20,000 Gallons	Tank			
Lighting					
Interior Lighting					
Fluorescent	92%	2033 **	10	\$319,400	В
	Motion Sensors in Use, Extent : Light, Location : Throughout	Area Affected: 75%			
	T-5 Lamps, Extent: Light, Area Affect	tod · 100%			
	Location: Throughout	ей. 100/0			
	T-8 Lamps, Extent: Light, Area Affect	red · 50%			
	Location: Throughout	ea . 5070			
ШБ		2022 **	1.0	¢1.000	D
HID	8%	2033 **	10	\$1,000	В
Egress Lighting	700/	2033 **	1		D
Emergency, Service	70%	2033	1		В
Exit, LED	30%	2060 **	1		В
Exterior Lighting HID	200/	2033 **	10	¢400	D
	30%	2033 **	10	\$400	В
No Component	70%				D
Alarm					
Security System	70%				D
No Component Generic	70% 30%	2033 **	1	\$43,000	B
Fire/Smoke Detection	30%	2033	1	\$45,000	D
No Component	70%				D
	30%	2033 **			D B
Generic, Digital	30%	2033			Ď

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2045	* *	1		В
Fuel						
	Recent Installation, Extent : Light, Area	a Affected	! : 100%			
	Location: Boiler Room					
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location : Parking Lot					
	Explanation: 3 - 20,000 Tanks For #	2 To Serv	e Both The Boilers	And Ger	nerators	

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

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

Asset #: 14113

Mechanical	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating			•				•
Conversion Equipment							
Heat Exchanger	10%		2034	* *	1	\$18,700	В
	Other Observation, E Location : Boiler R Explanation : Heat	oom Exchanger Serves			l Unit He	eaters For	
	Mechanical Spaces	1					
Steam Boiler	90% Other Observation, E Location : Basemen	ıt			1	\$337,400	В
-	Explanation: 4 Box	ilers Provide Steam	ı To Buile	ding #1, #4, And #6	5		
Distribution	4007		2011	* *	4	44.30 2	ъ
Hot Wtr Piping/Pump	40%	452 5 00	2041	* *	4	\$11,200	В
Steam Piping/Pump	40% 4+ Leak Evident, Extent Location: Basemer		2045 Affected :		4	\$7,500	В
Steam Piping/Pump	20%		2045	* *	4	\$5,600	В
Terminal Devices	2070		2018		•	Ψ2,000	
Air Handler	80%		2030	* *	1	\$187,300	В
Fan Coil Unit/Heat	20%		2030	* *	1	\$24,500	В
	Other Observation, E Location : Through Explanation : Re-h	out	Affected	: 100%			
Air Conditioning							
Energy Source							_
Electricity	100%		2047	* *	1		В
Conversion Equipment	400					* 400 = 00	_
Centrifugal, Elec Chille			2028	* *	1	\$409,700	В
	Other Observation, E	_	Affected	: 100%			
	Location : Chiller I						
District the state of the state	Explanation: Two	Chillers / R-123					
Distribution Chilled Wtr Pipe/Pump	100%		2045	* *	4	\$28,000	В
	100%		2043		4	\$28,000	Ъ
Terminal Devices Air Handler/Cool/Ht	100% 4+	\$31,900	2030	* *	1	\$210,700	В
All Halldlet/Cool/III	Damper(s) Malfuncti				1	\$210,700	ь
	Location : Various	e e	acraic, 11	irea rijjeerea . 270			
Heat Rejection	Location: various	Locuitons					
Water Cool Tower	100%		2026	* *	2	\$381,000	В
water coor rower	Other Observation, E	Extent : Light, Area		: 100%	2	Ψ301,000	ъ
	Location: Roof		. 1990000	. 100/0			
	Explanation: 2 Cel	ll Cooling Tower					
Ventilation	in the second of						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$334,200	В
						, - ,	

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

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

Asset #: 14113

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ventilation						
Exhaust Fans	500/ 4 010	100 2020	* *	2	\$4.600	ъ
Interior		0,400 2030	* *	2	\$4,600	В
	Broken, Extent : Light, Area Affe					
- a	Location: B-1 Make-up Air Fa				* * * * * * * * * * * * * * * * * * *	
Roof	50%	2030	* *	2	\$5,800	В
Plumbing						
H/C Water Piping Brass/Copper	100%	2045	* *	1		В
Brass/Copper	Other Observation, Extent : Ligh			1		Ь
	Location : Basement	і, Агей Ајјесіей . 10	0/0			
	Explanation: 3 Booster Pumps					
HW Heat Exchanger	Explanation . 3 Booster 1 umps					
Low Temp	100% Now \$58	3,300 2045	* *	4	\$37,400	В
Low Temp	Abandoned in Place, Extent: Lig	*	00%	-	Ψ37,400	Ь
	Location : Hot Water Supplied					
	Unit Inoperable, Extent: Light, A		ó			
	Location: Building #1		-			
	Other Observation, Extent : Seve	re. Area Affected : 1	00%			
	Location: Building #1	, ·				
	Explanation : Instantanious Wa	iter Heater Located .	In Building 1 /	Tempore	ary Hot Water	
	Supply From Building 1 Equip			r	,	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2025	\$36,400	1	\$23,200	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						_
Geared Traction	80%	LIFE	**			C
	Other Observation, Extent : Ligh	t, Area Affected : 10	0%			
	Location: (8) B To 8					
	Explanation: 8 Units					
Hydraulic	20%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected : 10	0%			
	Location: B To 2					
	Explanation: 2 Units					
Escalators	400-1	<u>. </u>				
Under 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected : 10	0%			
	Location: Lobby To 1					
. <u>d</u> :	Explanation: 2 Units					
ire Suppression						
Standpipe	1000/	2045	* *	1.5	¢100.000	D
Generic	100%	2045	* *	1-5	\$190,900	В

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

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

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

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$106,100	В
Fire Pump			•			
Generic	100%	2034	* *	1	\$70,700	В

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
Total	\$1,118,700	\$324,500
Priority A	\$1,082,400	\$162,700
Priority B	\$36,300	\$104,600
Priority C		\$57,100
Total	\$1,118,700	\$324,500

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
Total	\$182,300	\$1,700	\$9,400	\$32,400
Priority A	\$4,700		\$6,500	
Priority B	\$103,800	\$1,700	\$2,900	\$30,700
Priority C	\$73,800			\$1,700
Total	\$182,300	\$1,700	\$9,400	\$32,400



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

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

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

Asset #: 58

rchitecture	Current Repa	ir	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls							
Cast in Place Concrete	5% Now	\$4,700	LIFE	* :	5	\$20,800	A
	Other Observation, Exten	_	Affected	: 5%			
	Location: East Side Of	· ·					
	Explanation: Missing M						
Masonry: Brick	80% Now	\$399,200	LIFE	*:	5	\$66,700	Α
	Jnt Mortar Miss/Erod, Ex	_					
	Location: Below Windo						
	Loose/Delam Surface, Ext			cted : 25%			
	Location: West Elevation	_					
	Misaligned/Bulging, Exter						
	Location: From Car Im	pacts At West I	Elevatio	η			
Metal Panel	10%		2035	*:	[*] 5-10	\$57,300	A
Metal Sect. OHD	5%		2038	* :	⁵ 5	\$13,000	A
Windows							
Aluminum	100% Now	\$415,800	2033	* :	* 5	\$8,300	A
	Air Infiltration, Extent: S Location: Throughout.	evere, Area Aff	ected : 8	80%			
	Broken/Missing Elements,	, Extent : Light	, Area Ą	ffected : 5%			
	Location: Window Next	t To Garage Do	oor.				
	Thermally Inefficient, Ext. Location: Throughout.	ent : Severe, Ai	rea Affec	eted : 100%			
	Other Observation, Exten	t : Light, Area	Affected	: 2%			
	Location: Window By C	Garage Door.					
	Explanation : Window S	Sill Lifted Up.					
Roof							
Roll Roofing	100% Now	\$267,400	2027	* :	5	\$54,400	A
	Gut/DS Non Func/Miss, E	Extent : Severe,	Area Af	fected : 20%			
	Location : All.						
	Water Penetration, Extens	t : Severe, Area	Affecte	d:30%			
	Location: Soffit Areas.						
	Other Observation, Exten	t : Moderate, A	rea Affe	cted : 30%			
	Location: Various Loca						
	Explanation : Soffits Are	e Broken Throu	igh With	Water Running	From The	n.	

Interior

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

Asset #: 58

Architecture	Currer	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Floors	770/ 11	Φ 2 < 000	LICC	* *	~	Φ .7. 100	C
Cast in Place Concrete	75% Now	\$26,900 ace, Extent : Light, A	LIFE		5	\$57,100	С
	Location : Basen		тей Ајјесте	u . 570			
		ieni. Moderate, Area Affec	rted · 30%				
	Location : Basen	==					
	Other Observation	, Extent : Severe, Are	ea Affected	: 90%			
	Location: Basen						
	Explanation : Se	vere Staining From F	Rusted Wate	er.			
Ceramic Tile	5%		2034	* *	5	\$1,700	С
	Patching Evident,	Extent : Moderate, A	rea Affecte	d : 15%			
	Location : Toilet	Room.					
Vinyl Tile	20% Now	\$17,600	2030	* *	3	\$2,600	С
	Broken/Missing El	ements, Extent : Mod	lerate, Ared	a Affected : 20%			
	Location : Vario						
		ent : Moderate, Area	Affected: (50%			
	Location : Throu	ghout.					
Interior Walls	4.0			de de	_	4. 7 00	~
Concrete Masonry Unit	10%		LIFE	* *	5	\$1,500	C
Gypsum Board	10%		LIFE	* *	5-10	\$3,200	C
Plaster	15% 60% 0-2	\$21,400	LIFE LIFE	* *	5-10	\$2,400	C C
SGFT/Glazed Masonry		\$21,400 ng, Extent : Moderat					C
	Location : Basen	-	c, 111 cu 11jj				
SGFT/Glazed Masonry	5% Now	\$3,600	LIFE	* *			С
bor 1/Glazea Wasoniy		ements, Extent : Ligh		ected : 5%			C
	_	Garage Plumbing C					
		Extent : Moderate, A		d : 5%			
	Location : Shop	Wall At Corridor					
	Jnt Mortar Miss/E	rod, Extent : Modera	ite, Area Af	fected : 10%			
	Location: Shop	Wall At Corridor					
Ceilings							
AcousTileSusp.Lay-In	8%		2038	* *	5	\$2,800	В
AcousTileSusp.Lay-In	2%		2030	* *	5	\$700	В
	-	dent, Extent : Light, A ties/ Administrative (ed : 80%			
Exposed Concrete	10% Now	\$11,100	LIFE	* *	5	\$500	В
	Paint Peeling, Ext Location: Basen	ent : Severe, Area Aff aent	fected : 80%	%			
Plaster	80% Now	\$36,300	LIFE	* *	5	\$17,400	В
		ements, Extent : Ligh		ected : 10%		, ,,	
	Paint Peeling, Ext	ent : Moderate, Area	Affected : 2	20%			
	Location : Main						
	Staining/Discolori	ng, Extent : Moderat	e, Area Affe	ected : 20%			
	Location : Main	-					

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

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

Asset #: 58

Electrical		Current Repair	Future	Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment Fused Disc Sw	Location:	0-2 \$1,700 Corroded, Extent : Modera Basement d Life, Extent : Moderate,	te, Area Aff		5	\$100	В
	Other Obsert Location :	Basement rvation, Extent : Light, Are Basement on : 1200 Amp.	ea Affected .	: 100%			
Switchgear / Switchboard Molded Case Bkrs	Location : Other Obser Location :	0-2 \$21,100 d Life, Extent: Moderate, Basement rvation, Extent: Light, Are Basement on: 1200 Amp.	Area Affect		5	\$300	В
Raceway	•	•					
Conduit Conduit	90% 10%		2025 2035	\$20,700 * *	1 1		B B
Panelboards							
Fused Disc Sw Molded Case Bkrs	10% 70% On Extende	2-4 \$12,600 d Life, Extent : Moderate,		* * * * * * * * * * * * * * * * * * *	5 5	\$100 \$200	B B
		a Lije, Extent : Moderate, . Throughout	Агей Ајјеси	ea . 7070			
Molded Case Bkrs	20%		2033	* *	5	\$100	В
Wiring Braided Cloth		2-4 \$14,500 Aged, Extent : Moderate, A		* * l : 100%	1		В
Thermoplastic	10%		2035	* *	1		В
Motor Controllers							•
Locally Mounted		2-4 \$6,800 d Life, Extent : Moderate, Throughout		* * ed : 100%	5		В
Locally Mounted	Location:	rvation, Extent : Light, Are E M S Vehicular Entranco on : Motorized Door Opero	2	\$6,800	5	\$100	В
Ground	-	•					
Grounding Devices Not Accessible	100%						D

Lighting

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

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

Asset #: 58

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	80%	2020	\$36,000	10	\$17,100	В
	T-12 Lamps, Extent : Light, Area Affe Location : Throughout	cted : 100%	i			
Fluorescent	20%	2025	\$9,000	10	\$4,300	В
	T-5 Lamps, Extent : Light, Area Affec Location : Paint Shop	ted : 100%				
Egress Lighting						
Emergency, Service	30%	2025	\$1,000	1		В
Exit, Service	30%	2020	\$1,000	1		В
No Component	40%					D
Exterior Lighting						
HID	30%	2020	\$400	10		В
	Other Observation, Extent: Light, Ar	ea Affected :	: 100%			
	Location : Throughout					
	Explanation: Controlled Via Photo	cell				
No Component	70%					D
Alarm						
Security System						_
No Component	90%	2025	Φ= 000		ф4.000	D
Generic	10%	2025	\$7,800	1	\$1,000	В
	Other Observation, Extent : Light, Ar Location : In Facilities Office	ea Affected :	: 100%			
Fire/Smoke Detection	Explanation: Cameras Observed					
No Component	70%					D
Generic, Analog	30%	2033	* *			В
Generic, Analog	Recent Installation, Extent : Light, Ar					D
	Location: Throughout	carijjecieu.	. 100/0			
	200min Imongrou					

Mechanical	Current Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2035	* *	1		В
_	Other Observation, Exten	t : Light, Area	Affected	: 100%			
	Location: Throughout						
	Explanation : Steam Sup	pplied From Ad	ljacent B	uilding			
Distribution							
Steam Piping/Pump	100% 4+	\$3,200	2035	* *	4	\$1,100	В
	Broken, Extent: Moderate	e, Area Affected	d: 20%				
	Location : Condensate I	Return Pump N	eeds Rep	oair In Basement			

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

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

Asset #: 58

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices	40			• • • •		_	* 4 * 0 0	_
Convector/Radiator	60%		411.000	2030	**	1	\$4,500	В
Unit Heater-Stm/HW	40%	4+	\$11,900	2025	\$59,600	4	\$900	В
		xtent : Moa ı : Various	lerate, Area Affecte Locations	a: 50%				
Air Conditioning	Locuitor	. ventous	Locuitoris					
Energy Source								
Electricity	100%			2033	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$29,700	2	\$100	В
Window/Wall Unit	30%			2020	\$14,200	1		В
No Component	60%							D
Heat Rejection								
Air Condenser Unit	10%			2030	* *	2	\$1,600	В
			ent, Extent : Light,	Area Aff	ected : 100%			
		: Outside						
No Component	90%							D
Ventilation								
Distribution	1.00/			LIDE	* *	2.5	¢2 100	D
Ductwork/Diffusers	10% 90%			LIFE		2-5	\$2,100	B D
No Component Exhaust Fans	90%							D
Interior	10%			2020	\$2,600	2	\$100	В
Roof	10%	Now	\$1,800	2035	\$2,000 * *	2	\$100	В
Roof	Broken, E	xtent : Moa	#1,000 lerate, Area Affecte let Exhaust Fan			2	Ψ100	Б
Wall Unit	40%			2020	\$14,000	2	\$300	В
No Component	40%			2020	Ψ11,000	_	Ψ300	D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		В
Water Heater								
Electric	100%			2023	\$3,600	4	\$100	В
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	tion : 1 200	Gallon Unit					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100%			LIFE	. •	1		ם
Cast Iron	100%			LIFE	* *	1		В
Cast Hon		ent Extent	: Light, Area Affec		6	1		Ъ
			oorted By Facility I					
			t : Light, Area Affe					
			rain Piping Operat			Of Surve	v	

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

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

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

Mechanical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Sump Pump(s)							
Rigid Piping	100%		2025	\$11,000	4	\$2,500	В
	Broken, Extent : Ligh	nt, Area Affected : 5	0%				
	Location: Facility	Engineer Claims U	nits Do l	Vot Work			
	Not in Service, Exten	t : Light, Area Affec	ted : 10	0%			
	Location : Sump Pi	ump Operation Not	Observe	d On Day Of Surve	ey .		
Backflow Preventer							
Not Accessible	100%						D
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
No Component	60%						D
Generic	40%		2045	* *	1-2	\$2,600	В

^{**} 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

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		
Total	\$787,000	\$882,700		
Priority A	\$543,800	\$249,500		
Priority B	\$205,800	\$633,100		
Priority C	\$37,400			
Total	\$787,000	\$882,700		

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
Total	\$167,300	\$16,100	\$24,600	\$19,100
Priority A	\$3,800	\$100		
Priority B	\$72,800	\$16,000	\$20,300	\$12,200
Priority C	\$90,700		\$4,300	\$6,900
Total	\$167,300	\$16,100	\$24,600	\$19,100



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

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

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

Architecture	Current Repair	Future Replacemer	nt	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior									
Exterior Walls	600/	LIDE	* *	_	Φ1 2 < 2 00				
Masonry: Brick	60%	LIFE	**	5	\$126,300	A			
Masonry: Brick	25% Now \$157,600 Cracking/Crumbling, Extent : Moderate Location : Bulkhead, Areaway At Celld Jnt Mortar Miss/Erod, Extent : Moderat	, Area Affected : 20% ar Stairwell	* *	5	\$26,300	A			
	Location: Throughout								
	Staining/Discoloring, Extent : Moderate Location : Various Locations								
	Vegetation Growth, Extent: Moderate, A Location: Rear Elevation.	Area Affected : 10%							
Masonry: Brick	10% Now \$63,000 Rusting Masonry Supt, Extent: Moderat Location: Various Spans.	LIIL	* *	5	\$10,500	A			
Window Wall	5% Now \$87,900 Air Infiltration, Extent : Severe, Area Af Location : Throughout.	2033	* *	5	\$9,900	A			
	Corrosion/Rusting, Extent: Severe, Area Location: Throughout.								
	On Extended Life, Extent : Severe, Area Location : Throughout.	Affected : 100%							
Windows									
Aluminum	90% 2-4 \$86,000 Air Infiltration, Extent : Severe, Area Af Location : Various Windows.	2030	* *	5	\$1,000	A			
	Corrosion/Rusting, Extent: Severe, Area Location: Throughout.	a Affected : 100%							
	Deteriorated Finish, Extent: Severe, Art Location: Throughout.	ea Affected : 100%							
	Thermally Inefficient, Extent : Severe, A Location : Throughout	rea Affected : 100%							
	Caulking Deteriorated, Extent: Severe, Location: Throughout.	Area Affected : 100%							
Aluminum	10%	2047	* *	5	\$200	A			
	Recent Installation, Extent : Light, Area Location : Security Office, 1st Floor			5	Ψ200	. 1			

^{**} 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 Rep	oair	Futur	e Replacement	M					
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior										
Parapets										
Masonry: Brick	75% 0-2	\$3,800	LIFE	* *	5	\$3,300	Α			
		Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Various Locations.								
	Expansion Int Failure, Extent: Light, Area Affected: 15% Location: Main Roof									
	Loose/Delam Surface, E Location : Just Under	_	ea Affect	ted : 2%						
	Other Observation, Exte Location : Throughou		a Affecte	d : 100%						
	Explanation: Mortar	Is Porous And S	tained F	rom Holding Moisi	ture.					
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, E.	xtent : Severe, A	rea Affec	cted : 80%						
	Location: Throughou	t.								
	Water Penetration, Extent : Moderate, Area Affected : 40%									
	Location: Throughou	t.								
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, Exter		ea Affec	ted : 30%						
	Location : Roof/Patio	At 2na Floor								

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	10%		4.00	2024	\$72,300	3	\$8,600	C
Cast in Place Concrete	5%	Now	\$600	LIFE	**	5	\$6,200	C
			xtent : Moderate, 1 Locations.	Area Affe	cted : 15%			
C . T'1		ion : Rust		2020	* *		ф1 400	
Ceramic Tile		Now	\$22,000	2028		5	\$1,400	C
		orn/Eroded, Extent : Severe, Area Affected : 100% Location : All Toilet Rooms.						
D : 14 E				2024	* *		Φ7. 400	
Raised Access Floor		Now	\$10,500	2034		5	\$5,400	C
		: Fastener: : Basemen	s, Extent : Moderai	e, Area A	Ајјества : 50%			
			ı İxtent : Moderate, 1	Araa Affa	noted · 100/			
		: Basemen		неи лује	cieu . 4 0/0			
		ion : Worn						
Slate	5%		Lioucu	LIFE	* *	5	\$6,100	С
Vinyl Tile	50%	Now	\$12,000	2030	* *	3	\$10,700	C
Vinyi The	Worn/Erod	led, Extent	: Moderate, Area . out Building.		: 70%	3	Ψ10,700	C
Vinyl Tile	10%			2033	* *	3	\$2,100	С
•	Recent Con	struction,	Extent : Light, Are	a Affecte	ed : 100%			
	Location	: Security	Office, 1st Floor					
Vinyl Tile 9" X 9"	10%			2030	* *	3	\$2,100	С
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$6,700	C
Gypsum Board	10%			LIFE	* *	5-10	\$22,800	C
			Extent : Light, Are		ed : 100%			
		: 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.							
	_	_	Extent : Moderate out Building.	, Area Ą	ffected : 80%			
		_	xtent : Moderate, A	Area Affe	cted : 80%			
			out Offices Adjace					
SGFT/Glazed Masonry	-	Now	\$25,800	LIFE	* *			С
			tent : Moderate, Ai		ted : 30%			-
	_		Locations Through					

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Replac	ement	M	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Interior									
Ceilings									
AcousTileSusp.Lay-In	10%	2038	* *	5	\$5,700	В			
	Cracking/Crumbling, Extent:	Light, Area Affected: 2%							
	Location: Various Location	s Have Small Sections Of T	ile Missin	g.					
AcousTileSusp.Lay-In	10%	2042	* *	5	\$5,700	В			
	Recent Construction, Extent: Light, Area Affected: 100%								
	Location : Security Office, I	st Floor							
Exposed Concrete	5%	LIFE	* *	5-10	\$3,600	В			
-	Paint Peeling, Extent: Severe, Area Affected: 50%								
	Location: Basement.								
Plaster	75%	LIFE	* *	5-10	\$73,600	В			

Electrical		Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of 1 Total	Fail Date Estimated ((Years)	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	В	
		rvation, Extent : Light,	Area Affected	: 100%				
		: Electrical Room						
	Explanati	on: 2 (1200 Amp.)						
Switchgear / Switchboard								
Molded Case Bkrs	100%		2025	\$95,100	5	\$1,500	В	
Raceway								
Conduit	90%		2025	\$57,300	1		В	
Conduit	10%		2035	* *	1		В	
Panelboards								
Molded Case Bkrs	90%	0-2 \$64,9	900 2050	* *	5	\$700	В	
	On Extende	ed Life, Extent : Severe,	Area Affected	: 100%				
	Location	: Throughout						
Molded Case Bkrs	10%		2033	* *	5	\$100	В	
Wiring						·		
Braided Cloth	70%	2-4 \$45,4	400 2050	* *	1		В	
	Insulation 1	Insulation Aged, Extent : Moderate, Area Affected : 100%						
		: Throughout						
Thermoplastic	30%		2035	* *	1		В	
Motor Controllers	3070		2033					
Locally Mounted	100%		2023	\$88,200	5	\$400	В	
Ground	10070		2023	Ψ00,200		Ψ+00		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,600	В	
Stand-by Power	10070		EH E			φ1,000		
Transfer Switches								
Automatic	100%		2030	* *	1	\$17,000	В	
Generators	10070		2030		-	Ψ17,000		
Not Accessible	100%						D	
Note: All component repairs \$ esti		rrent dollars and are not e	escalated for por	tential future inflation	n			

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

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

Asset #: 57

Electrical	Current Repair	Future R	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Batteries									
Not Accessible	100%					D			
Fuel Storage	100-1		de de	_		_			
Day Tank	100%	2033	**	5	\$7,100	В			
	Other Observation, Extent : Light Location : Outside	, Агеа Ађестеа : 1	00%						
	Explanation : 285 Gallons.								
Lighting	Explanation . 283 Gattons.								
Lighting Interior Lighting									
Fluorescent	30%	2025	\$50,300	10	\$10,500	В			
Tuorescent	T-8 Lamps, Extent : Light, Area A		ψ20,200	10	Ψ10,200	D			
	Location: Throughout	,,,							
Fluorescent	70%	2020	\$117,300	10	\$24,500	В			
Tuorescent	T-12 Lamps, Extent : Light, Area		Ψ117,300	10	Ψ21,500	Ь			
	Location : Throughout	33							
Egress Lighting	<u> </u>								
Emergency, Service	50%	2020	\$2,800	1		В			
Exit, Service	50%	2020	\$2,800	1		В			
Exterior Lighting									
HID	10%	2020	\$2,000	10		В			
	Outdr Lights On During Daytime, Extent : Light, Area Affected : 50% Location : Exterior								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior								
	Explanation : Controlled Via Ph	otocell							
Incandescent	90%	2020	\$21,800	2	\$100	В			
Lightning Protection			,,		7-20	-			
Arresters/Cabling									
Generic	100%	2040	* *	5	\$400	В			
Alarm									
Security System									
No Component	80%					D			
Generic	20%	2020	\$33,200	1	\$4,100	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout								
	Explanation: Fixed Cameras								
Fire/Smoke Detection	-0					_			
No Component	70%		0450 50 5			D			
Generic, Analog	30%	2020	\$170,500			В			

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

Heating

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

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

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

Asset #: 57

Mechanical	Current Repa	air Fut	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Interruptible Gas/Dual Fuel	100%	204	5 **	1		В
	Other Observation, Exter Location : Throughout Explanation : 1 4,000 C					
Conversion Equipment HTHW/HW Exchanger	50% Other Observation, Exter Location: Basement Explanation: Steam To			2	\$1,200	В
Steam Boiler	50% Other Observation, Exter Location: Basement Explanation: 2 Boilers	203 nt : Light, Area Affect		1	\$18,900	В
Distribution Hot Wtr Piping/Pump	80% Recent Replace Evident, Location : Throughout	204 Extent : Light, Area A		4	\$2,300	В
Steam Piping/Pump	20% Recent Replace Evident, Location: Basement	204 Extent : Light, Area A		4	\$600	В
Terminal Devices Convector/Radiator	100% Recent Replace Evident, Location : Throughout	203 Extent : Light, Area A		1	\$12,300	В
Air Conditioning						
Energy Source Electricity	100%	203	3 **	1		В
Conversion Equipment Int Pkg Unit - Cooling	10% Other Observation, Exter Location: Basement Co Explanation: Split Uni	omputer Area		2	\$200	В
Window/Wall Unit	70% 4+ Malfunctioning, Extent: Location: Various Loc	\$21,800 202 Light, Area Affected .) 1		В
No Component	20%					D
Heat Rejection	100/	202	E 040406	. 2	43.7 00	TD.
Remote Air Cond No Component	10% 90%	202	5 \$18,100) 2	\$2,700	B D
Ventilation	7070					- Б
Distribution						
Ductwork/Diffusers	40%	LIF	F. **	2-5	\$13,500	В

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

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

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Exhaust Fans						
Interior	40%	2025	\$16,700	2	\$500	В
Roof	20% Now \$6,0		* *	2	\$200	В
	Broken, Extent : Moderate, Area A	ffected : 100%				
	Location : Roof					
No Component	40%					D
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		В
Water Heater						
Gas Fired	100%	2023	\$8,800	2	\$600	В
	Other Observation, Extent : Light,	Area Affected: 100	0%			
	Location: Basement					
	Explanation: 1 Indirect Fired U	nit 200 Gallons				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2030	* *	4	\$1,600	В
6 1 6	Other Observation, Extent : Light,	Area Affected: 100	0%			
	Location: Basement					
	Explanation : Duplex Unit					
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light,	Area Affected: 100	0%			
	Location: B-6					
	Explanation: 1 Unit					
Fire Suppression	•					
Sprinkler						
No Component	80%					D
Generic	20%	2035	* *	1-2	\$2,100	В

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

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

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

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

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

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

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$132,900	\$557,500
Interior Architecture	\$607,300	\$2,174,700
Electrical	\$203,400	\$377,400
Mechanical	\$29,000	\$1,895,000
Total	\$972,500	\$5,004,600
Priority A	\$132,900	\$557,500
Priority B	\$349,500	\$2,439,100
Priority C	\$490,200	\$2,008,000
Total	\$972,500	\$5,004,600

Total	\$169,400	\$281,800	\$189,000	\$213,600
Priority C	\$3,300		\$13,700	\$14,500
Priority B	\$166,100	\$177,700	\$175,300	\$167,500
Priority A		\$104,200		\$31,600
Total	\$169,400	\$281,800	\$189,000	\$213,600
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$48,600	\$91,900	\$77,200	\$88,500
Electrical	\$82,000	\$50,300	\$62,600	\$43,400
Interior Architecture	\$3,300		\$13,700	\$14,500
Exterior Architecture		\$104,200		\$31,600
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 126

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
		ervation, E 1 : Through	Extent : Moderate, A out	Area Affe	ected : 100%			
	Explana	tion : These	e Are Actually Lead	l Panels				
Metal Panel	2%			2048	* *	5-10	\$55,700	A
Panel/Paver: Limestone				LIFE	* *	5	\$15,200	A
Window Wall	5%			2048	* *	5	\$75,900	A
Windows	270						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_
Aluminum	95%			2044	* *	5	\$63,200	A
Metal Louvers	5%			2031	* *	10	\$20,800	A
Parapets	270						Ψ20,000	
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							1 , ,	
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
·		Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 30%			
Vinyl Tile	33%			2030	* *	3	\$41,100	С
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	* *	=	, , - 30	C C
Plaster	25%			LIFE	* *	5	\$41,600	Č
SGFT/Glazed Masonry	25%			LIFE	* *	-	,,,-	Č

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

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

Asset #: 126

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$51,000	2027	* *	5	\$39,700	В
_	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	i : Through	out					
AcousTileSusp.Lay-In	50%			2035	* *	5	\$127,000	В
Gypsum Board	5%			LIFE	* *	5	\$15,900	В
Plaster	20%	Now	\$66,100	LIFE	* *	5	\$31,700	В
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	i : Through	out					

Electrical		Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		ail Date Estimated (Years)	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	В
		vation, Extent : Mode	rate, Area Affe	cted : 100%			
		Electrical Room					
	Explanatio	on : One 5000 Amps A	nd Two 1600 A	mps Main Disconr	iect Swite	ch	
Transformers							
Dry Type	100%		2035	* *	5	\$1,100	В
		vation, Extent : Mode	rate, Area Affe	cted : 100%			
		Electrical Room					
	Explanatio	on : 150 Kva, 480/208/	120v				
Switchgear / Switchboard							
Fused Disc Sw	30%		2022	\$66,600	5	\$400	В
Fused Disc Sw	20%		2042	* *	5	\$200	В
Molded Case Bkrs	50%		2042	* *	5	\$3,800	В
Raceway							
Conduit	20%		2022	\$57,300	1		В
Conduit	80%		2042	* *	1		В
Panelboards							
Fused Disc Sw	5%		2021	\$14,400	5	\$300	В
Molded Case Bkrs	95%		2038	* *	5	\$7,200	В
Wiring							
Braided Cloth	10%	2-4 \$32,	400 2047	* *	1		В
		vation, Extent : Mode	rate, Area Affe	cted : 100%			
	Location:	Throughout					
	Explanatio	on : Insulation Aged					
Thermoplastic	90%		2042	* *	1		В
Motor Controllers							
Locally Mounted	100%		2020	\$188,600	5	\$1,900	В
Ground				•		•	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$4,200	В
Stand-by Power							

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

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

Asset #: 126

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Transfer Switches	1000	2025	de de		\$00.100	-
Automatic	100%	2035	* *	1	\$88,100	В
Generators	1000/	2021	* *	1	Φ110 000	D
Diesel	100%	2031		1	\$110,900	В
	Other Observation, Extent : M Location : Generator Room	oaeraie, Area Ajje	ciea : 100%			
	Explanation: One 750 Kw					
Batteries	Explanation . One 730 KW					
Lead/Acid	100%	2016	\$700	5	\$10,600	В
Fuel Storage	100/0	2010	\$700		\$10,000	ъ
Day Tank	50%	2038	* *	5	\$20,600	В
Day Tank	Other Observation, Extent : M		cted : 50%	3	Ψ20,000	,
	Location : Generator Room					
	Explanation : One 275 Gallo	ons				
Main Tank	50%	2050	* *	5	\$3,300	В
Lighting	2070	2030			Ψ3,300	
Interior Lighting						
Fluorescent	95%	2027	* *	10	\$193,300	В
	Other Observation, Extent : M		cted : 100%		,,	
	Location : Throughout The E					
	Explanation: Using T-8 Lan	ıps				
Fluorescent	5%	2027	* *	10	\$10,200	В
	Other Observation, Extent : M		cted : 5%		, ,	
	Location: Throughout					
	Explanation: Using T-5 Lan	nps				
Egress Lighting		-				
Emergency, Service	50%	2027	* *	1		В
Exit, LED	50%	2037	* *	1		В
Exterior Lighting						
HID	100%	2027	* *	10	\$900	В
Lightning Protection						
Arresters/Cabling						
Generic	100%	2050	* *	5	\$1,300	В
Alarm						
Security System						_
No Component	30%					D
Generic	70%	2027	* *	1	\$74,900	В
Fire/Smoke Detection	1000/			4.5	4	-
Generic	100%	2027	* *	1-3	\$176,400	В

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating France Course							
Energy Source Campus Steam	100%		2032	* *	1		В

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

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

Asset #: 126

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2025	\$136,500	5	\$13,200	В
Distribution Hot Wtr Piping/Pump	100%		2038	**	4	\$10,900	В
Terminal Devices Air Handler Convector/Radiator	50% 50%		2027 2027	* * *	1 1	\$68,600 \$35,800	B B
Air Conditioning Energy Source							_
Electricity Conversion Equipment	100%		2038	* *	1	Φ.Ε.1. 400	В
Reciprocating Compr/Chiller Window/Wall Unit	50% 50%		2027 2020	\$226,200	1	\$51,400	В
Distribution Chilled Wtr Pipe/Pump No Component	50% 50% 50%		2042	**	4	\$5,500	B D
Terminal Devices Air Handler/Cool/Ht Heat Rejection	100%		2027	* *	1	\$137,200	В
Water Cool Tower Ventilation	100%		2023	\$631,700	2	\$223,200	В
Distribution Ductwork/Diffusers No Component	50% 50%		LIFE	* *	2-5	\$61,800	B D
Exhaust Fans Interior	100%		2022	\$243,300	2	\$6,800	В
Plumbing H/C Water Piping Galv Iron/Steel	100%		2020	\$657,300	1		В
HW Heat Exchanger Low Temp Sanitary Piping	100%		2042	* *	4	\$21,900	В
Cast Iron Storm Drain Piping	100%		LIFE	* *	1		В
Cast Iron Sump Pump(s)	100%		LIFE	* *	1		В
Rigid Piping Sewage Ejector(s)	100%		2027	* *	4	\$1,600	В
Electric		place Evident, Extent : Light, 1 : Basement	2030 Area Affe	* * ected : 100%	4	\$1,600	В
Backflow Preventer Generic	100%		2027	* *	1	\$13,600	В
Fixtures Generic	100%						В

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated 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 Mach	inery Room				
	Explanation: 1 Unit Not	Rebuilt				
Gearless Traction	75%	LIFE	* *			С
	Other Observation, Extent .	Light, Area Affected	: 75%			
	Location : Penthouse Lev	el				
	Explanation: 3 Units Rel	ouilt With Direct Drive	2			
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$111,800	В
Sprinkler						
Generic	100%	2042	* *	1-2	\$62,100	В
Fire Pump						
Generic	100%	2031	* *	1	\$41,400	В

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,913,600	\$279,500
Interior Architecture	\$383,900	\$35,500
Electrical	\$549,100	\$265,400
Total	\$2,846,700	\$580,400
Priority A	\$1,913,600	\$279,500
Priority B	\$549,100	\$300,900
Priority C	\$383,900	
Total	\$2,846,700	\$580,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$213,100	\$46,200	\$17,400	\$21,200
Priority A	\$99,000			
Priority B	\$18,000	\$40,500	\$17,400	\$17,400
Priority C	\$96,100	\$5,700		\$3,800
Total	\$213,100	\$46,200	\$17,400	\$21,200



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

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

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
terior		•			•
Exterior Walls					
Masonry: Brick	90% Now \$627,900 Jnt Mortar Miss/Erod, Extent: Moderat Location: Throughout Spalling, Extent: Moderate, Area Affect Location: South Facade, North Facad Vertical Cracks, Extent: Moderate, Are Location: South Facade	ted : 15% le	5	\$104,900	A
Masonry: Granite	3%	LIFE **	5	\$2,600	A
Masonry: Limestone	2% Now \$25,300 Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout	LIFE ** re, Area Affected : 25%	5	\$1,700	A
Stucco Cement	5% Now \$33,500 Cracking/Crumbling, Extent: Moderate Location: Penthouse Worn/Eroded, Extent: Moderate, Area Location: Penthouse		5	\$7,300	A
Windows					
Aluminum	95% 0-2 \$1,093,000 Deformed/Dented, Extent: Moderate, A Location: Throughout Glazing Broken/Cracked, Extent: Mode Location: Throughout Glazing Clouded, Extent: Moderate, Ar Location: Throughout	erate, Area Affected : 10%	5	\$13,100	A
Steel	5% 0-2 \$71,700 Corrosion/Rusting, Extent: Moderate, A Location: Stairs Deteriorated Finish, Extent: Moderate, Location: Stairs Thermally Inefficient, Extent: Moderate Location: Stairs	Area Affected : 100%	5	\$8,600	A
Parapets					
Masonry: Brick	90% Now \$38,100 Int Mortar Miss/Erod, Extent : Moderat Location : Throughout	LIFE * * re, Area Affected : 25%	5	\$6,700	A
Metal: Cage/Fence	10% Now \$14,600 Broken/Missing Elements, Extent: Seve Location: Throughout Corrosion/Rusting, Extent: Moderate, A Location: Throughout	••	5	\$2,400	A

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

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		
		-	Extent : Moderate	e, Area A	ffected : 25%					
		Location: Lower Roof								
			Extent : Severe, Are	a Affecte	ed: 35%					
		Location : Lower Roof Worn/Eroded, Extent : Moderate, Area Affected : 55%								
				Affected	: 55%					
		: Lower Ro	90f 							
IRMA/Protected	78%			2022	\$174,600	10	\$22,100	Α		
Membrane			40.000							
Skylight, Metal/Glass	2%	0-2	\$83,000	2052	**			Α		
		_	xtent : Moderate, A	rea Affe	cted : 35%					
		: Lower Ro	•	A CC-	-4-1-250/					
		/Dentea, Ex 1 : Lower Ro	tent : Moderate, A	rea А ЈЈес	пеа: 33%					
Interior	Location	i. Lower Ko	ioj							
Floors										
Carpet	10%	Now	\$96,100	2024	\$96,100	3	\$11,400	С		
Carpet		10% Now \$90,100 2024 \$90,100 3 \$11,400 C Worn/Eroded, Extent: Moderate, Area Affected: 65%								
	Location : Penthouse									
	Wrinkling.	Extent : M	oderate, Area Affe	cted : 15	%					
	_	: Penthous								
Terrazzo	30%			LIFE	* *	5	\$17,800	С		
Vinyl Tile	60%			2017	\$383,900	3	\$17,100	Č		
Interior Walls	0070			2017	Ψ303,700		Ψ17,100			
Gypsum Board	10%			LIFE	* *	5	\$5,300	C		
Plaster	90%			LIFE	* *	5	\$23,700	C		
Ceilings							. ,			
AcousTileSusp.Lay-In	5%			2027	* *	5	\$3,800	В		
Exposed Concrete	20%			LIFE	* *	5	\$2,400	В		
Exposed Coliciete	2070									

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st 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	В
	Other Observation, Extent: Moderat	te, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: 1- Electrical Service	No Ratings A	Available			
Switchgear / Switchboard		-				
Molded Case Bkrs	100%	2022	\$95,100	5	\$1,400	В
Raceway						
Conduit	90%	2022	\$81,600	1		В
Conduit	10%	2032	* *	1		В

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

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

Asset #: 128

Electrical	Current Repa	nir Futu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Panelboards							
Molded Case Bkrs	100%	2021	\$84,100	5	\$1,400	В	
Wiring							
Braided Cloth	90% 2-4	\$85,700 2047	* *	1		В	
	Other Observation, Exten		ected : 100%				
	Location: Throughout	o o					
	Explanation: Insulation						
Thermoplastic	10%	2032	* *	1		В	
Motor Controllers							
Locally Mounted	90% 2-4	\$41,600 2042	* *	5	\$200	В	
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%				
	Location: Basement						
	Explanation : On Exten						
Locally Mounted	10%	2020	\$4,600	5		В	
Stand-by Power							
Transfer Switches							
Automatic	100%	2027	* *	1	\$15,800	В	
Lighting							
Interior Lighting	0.70	-01-	**** ***			_	
Fluorescent	95%	2017	\$377,600	10	\$44,100	В	
		Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throughout	_					
	Explanation: T12 Lamp						
Incandescent	5%	2017	\$19,900	2	\$100	В	
Egress Lighting							
Exit, Service	100%	2022	\$7,300	1		В	
Exterior Lighting							
Not Accessible	100%					D	
Alarm							
Security System						_	
Not Accessible	100%					D	
Fire/Smoke Detection						_	
Not Accessible	100%					D	

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2032	* *	1		В
Conversion Equipment						
Not Accessible	100%					D
	Other Observation, Extent : Light, Area	Affected: 0%				
	Location:					
	Explanation: This Building Is Not Occ	cupied				

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

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

Asset #: 128

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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	10070							
Not Accessible	100%							D
Sanitary Piping	10070							
Not Accessible	100%							D
Storm Drain Piping	10070							
Not Accessible	100%							D
	10070							- D
Sump Pump(s) Not Accessible	100%							D
Sewage Ejector(s)	10070							D
Not Accessible	100%							D
Backflow Preventer	100%							ע
	1000/							D
Not Accessible	100%							D
Fixtures Not Accessible	100%							D
Vertical Transport	100/0							
Elevators								
Not Accessible	100%							D
Fire Suppression	100/0							
Standpipe								
Not Accessible	100%							D
Sprinkler	100/0							D
Not Accessible	100%							D
NOT ACCESSION	100%							υ

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY

Mechanical	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Fire Pump							
Not Accessible	100%						D

Print Date: 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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$2,235,300	\$598,300
Interior Architecture	\$716,900	\$351,500
Electrical	\$1,378,500	\$546,300
Total	\$4,330,800	\$1,496,100
Priority A	\$2,235,300	\$598,300
Priority B	\$1,378,500	\$604,700
Priority C	\$716,900	\$293,100
Total	\$4,330,800	\$1,496,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$71,300	\$70,400	\$249,500	\$29,000
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
Total	\$71,300	\$70,400	\$249,500	\$29,000



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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC

Asset #: 127

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls	5 5 0.		4522 500		de de	_	42.44.200	
Masonry: Brick	Location Misaligne Location	r Miss/Eroon: Through ed/Bulging, ed: East Fac	Extent : Severe, Ar cade At Northeast \	ea Affect Wing Abo	ted : 5% ove Upper Floor W	5 indows	\$241,300	A
	_	n : Through	, Extent : Moderate out	e, Area A	ffectea : 35%			
Masonry: Brick	5%		\$192,700	LIFE	* *	5	\$16,100	A
Masonry. Brick	Diagonal Location Vertical C	Cracks, Ex n : Bulkhead	tent : Severe, Area ds ent : Severe, Area A	Affected	: 20%	J	\$10,100	A
Masonry: Limestone	Location Jnt Morta	lissing Elem n : Spandre ur Miss/Erod	\$174,400 nents, Extent : Ligh ls, North And Souti l, Extent : Modera	h Facade te, Area 1	es Affected : 20%	5	\$12,100	A
	Location	n : Spandre	ls, North And South	h Facade	2S			
	Location Paint Pee Location Staining/I	n : Through ling, Extent n : Through Discoloring,	: Moderate, Area out The North Eas , Extent : Moderate	t And We Affected t And We e, Area A	est Wings And Sout : 50% est Wings And Sout	h East Ai	nd West Wings	
Windows	Locuitor	i. Inrough	out The Worth Eas.	i i i i i i i i i i i i i i i i i i i	si wings ma soui	i Lasi III	ia wesi wings	
Aluminum	20%			2030	* *	5	\$1,400	A
Metal/Detention Type	15% Corrosion Location Deteriora	0-2 n/Rusting, E n: 5th And uted Finish,	\$206,300 Extent : Moderate, A 6th Floors Extent : Moderate, out, 5th Floor	2052 Area Affe		5	\$1,900	A
Steel	65%			2021	\$235,300	5	\$56,700	A
Parapets								
Masonry: Brick	Location Worn/Ero	ır Miss/Eroo n :	\$118,700 d, Extent : Moderate : Moderate, Area out			5	\$10,400	A
Masonry: Limestone			\$12,000 d, Extent : Modera	LIFE te, Area 1	* * Affected : 25%	5	\$1,400	A

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC

Asset #: 127

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Built-Up (BUR)	50%		\$204,200	2032	**			A	
			nt : Moderate, Area	Affected	d : 15%				
			oof, Upper Roof	1					
	_	n Growtn, 1 1 : Upper Re	Extent : Moderate, A	Area А <u></u> ЈЈе	гстеа : 20%				
			ooj t : Moderate, Area A	Affactad	. 500/				
			oof, Upper Roof	<i>ујестеи</i>	. 5070				
Motel Denal			оој, оррег коој	2027	* *	10	\$9.200	Λ	
Metal Panel Panel/Paver: Cer/Brk	5% 45%		\$453,800	2027 2052	* *	10	\$8,200	A A	
ranei/raver. Cel/blk			۶455,800 nt : Moderate, Area					A	
			n . Moderdie, Ared r, Terrace Roof	Ајјестес	1.20/0				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location: 5th Floor, Terrace Roof								
			t : Moderate, Area A	Affected	: 30%				
			r, Terrace Roof	33					
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	2501			2027	do do	~	0.40.5 00	D	
AcousTile, Adhered	25%			2027	* *	5	\$42,500	В	
Exposed Concrete	20%			LIFE	* *	5	\$5,300	В	
Plaster	55%			LIFE	~ *	5	\$58,400	В	

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts		•						
Service Equipment								
Molded Case Bkrs	100%	2022	\$34,600	5	\$4,300	В		
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location : Electrical Room							
	Explanation: 1- Electrical Service Rated @ 3000a							
Switchgear / Switchboard								
Air Circuit Breaker	20%	2022	\$22,200	5	\$200	В		
Molded Case Bkrs	80%	2022	\$88,800	5	\$3,500	В		

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC

Asset #: 127

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							•
Raceway								
Conduit	90%			2022	\$128,900	1		В
Conduit	10%			2032	* *	1		В
Panelboards								
Molded Case Bkrs	90%			2021	\$108,100	5	\$3,900	В
Molded Case Bkrs	10%			2030	* *	5	\$400	В
Wiring								
Braided Cloth	70%	2-4	\$113,400	2047	**	1		В
			Extent : Moderate, A	Area Affe	ected : 100%			
		_	out The Building					
		tion : Insul	ation Aged.					
Thermoplastic	30%			2032	* *	1		В
Motor Controllers								
Locally Mounted	100%			2020	\$220,600	5	\$1,100	В
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	1	\$50,600	В
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	96%			2017	\$1,061,000	10	\$100,000	В
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	i : Through	out The Building					
	Explana	tion : T12 I	Lamps					
Incandescent	4%			2017	\$44,400	2	\$100	В
Egress Lighting								
Exit, Service	100%			2027	* *	1		В
Exterior Lighting								
HID	100%			2017	\$59,700	10	\$500	В
Alarm					. ,			
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
rire/Silloke Detection								

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

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC

Asset #: 127

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								
Not Accessible	100%							D
		vation, Ex	tent : Light, Area	Affected	! : 0%			
	Location :							
	Explanatio	on : This Bi	uilding Is Not Occ	cupied				
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Air Conditioning								
Energy Source								
Not Accessible	100%							D
Conversion Equipment								
Not Accessible	100%							D
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Heat Rejection								
Not Accessible	100%							D
Ventilation								
Distribution								
Not Accessible	100%							D
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Not Accessible	100%							D
Water Heater								
Not Accessible	100%							D
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping		·						_
Not Accessible	100%							D
Storm Drain Piping		·						_
Not Accessible	100%							D
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								· · · · · · · · · · · · · · · · · · ·
Not Accessible	100%							D
Fixtures		-						
Not Accessible	100%							D
Vertical Transport								

Vertical Transport

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

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

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC

Mechanical	Currer	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$3,513,300	\$1,691,700
Priority A	\$1,561,100	\$172,800
Priority B	\$1,539,400	\$1,399,800
Priority C	\$412,700	\$119,100
Total	\$3,513,300	\$1,691,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$55,800	\$78,000	\$56,500	\$22,300
Priority A	\$20,900			
Priority B	\$31,300	\$78,000	\$56,500	\$17,100
Priority C	\$3,600			\$5,200
Total	\$55,800	\$78,000	\$56,500	\$22,300



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

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

chitecture	Current Repair	Future Replace	ment	М	aintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior						
Exterior Walls	050/ 1	00 LIEE	* *	~	ф.c2 200	
Masonry: Brick	95% Now \$559,3 Cracking/Crumbling, Extent: Mod			5	\$62,300	A
	Location: Upper Roof At Vertica		770			
	Misaligned/Bulging, Extent: Sever					
	Location : Upper Roof At Vertica					
	Rusting Masonry Supt, Extent: Sev	ere, Area Affected : 20%	6			
	Location : Upper Roof At Vertica	•				
	Water Penetration, Extent : Moder Location : Stair Exit #5 In Basem		Ó			
Masonry: Limestone	5% Now \$35,5	00 LIFE	* *	5	\$2,500	A
	Jnt Mortar Miss/Erod, Extent : Mo Location : Throughout Coping, S		25%			
Windows						
Wood	100% Now \$615,6 Deteriorated Finish, Extent: Mode Location: Throughout		**	5	\$110,500	A
	Dry Rot/Decay, Extent : Moderate, Location : Throughout	Area Affected : 25%				
	Insect/Bird Damage, Extent : Mode Location : Throughout	rate, Area Affected : 25	%			
	Split/Cracked, Extent: Moderate, A Location: Throughout	Area Affected : 50%				
Parapets						
Masonry: Brick	90% Now \$51,8		* *	5	\$9,000	Α
	Jnt Mortar Miss/Erod, Extent : Mo Location : Throughout	derate, Area Affected : 2	25%			
Masonry: Limestone	10% Now \$20,9		* *	5	\$1,300	A
	Jnt Mortar Miss/Erod, Extent : Sev	==	ó			
	Location: Throughout Cornice A					
	Loose Units, Extent : Moderate, Ar Location : Coping	ea Affected : 10%				
	Locuiton . Coping					

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

Asset #: 299

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		Tail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•				
Roof	600/	3. 7	Φ1.c1.000	2022	ale.	ale.		
Built-Up (BUR)	Debris Pres Location : Drains Clos Location : Ponding, Ex	Throughorged, Extend Lower Roc Lotent: Seve	\$161,800 : Moderate, Area ut t : Moderate, Are of, West Side. re, Area Affected of, West Side	ea Affecte		*		A
Copper/Terne Panel/Paver: Cer/Brk	Cracking/C	Now rumbling, I Upper Roo	\$99,900 Extent : Moderate f	2037 2052 c, Area Aj	* * fected : 35%	10	\$37,100	A A
	Location: Vegetation (Location: Water Pene	Upper Roo Growth, Ex Upper Roo tration, Ex	tent : Moderate, 1 f ent : Moderate, 1	Area Affe	ected : 25%			
	Location:	Upper Roo	f					
nterior Floors								
Cast in Place Concrete	10%			LIFE	*	* 5	\$18,200	C
Terrazzo	40%			LIFE	*		\$26,000	Č
Vinyl Tile	_	0-2 rumbling, 1 Throughor	\$350,400 Extent : Moderate ut	2032	* ffected : 25%	* 3	\$15,600	С
		ed, Extent : Throughor	Moderate, Area I ıt	Affected .	: 25%			
Interior Walls	5 0/			2025	ф110.10		Φ.4. 3 CC	<u> </u>
Ceramic Tile	5%	Now	\$60,200	2025	\$119,10 *		\$4,300	C
Plaster	_	_	\$62,300 Extent : Moderate 4th Floor, Corri	-		* 5	\$23,500	С
			ent : Moderate, A 4th Floor, Corri		cted : 10%			
Plywood/Hardboard		Now cay, Extent Throughou	\$3,600 : Moderate, Area ıt	LIFE a Affected	* 1 : 20%	*		С
Ceilings								
Plaster		Now tration, Ext Throughor	\$108,200 tent : Light, Area ut	LIFE Affected	* : 10%	* 5	\$51,900	В

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

Asset #: 299

Electrical	C	urrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Service Equipment Fused Disc Sw	Location:	Electrical	stent : Moderate, A l Room 200 Amps Main D			5	\$300	В
Switchgear / Switchboard Fused Knife Sw	90% On Extended Location : .	-	\$71,300 ent : Moderate, Ar l Room	2052 rea Affec	* * ted : 90%	5	\$100	В
Molded Case Bkrs	10%			2022	\$7,900	5	\$200	В
Raceway Conduit	100%			2022	\$72,700	1		В
Panelboards Fused Disc Sw Fused Knife Sw	5% 5% Pitted/Corro Location : 1		\$2,700 erk, Extent : Moden	2021 2047 rate, Are	\$2,700 * * a Affected : 5%	5 5	\$100	B B
Molded Case Bkrs Molded Case Bkrs	40% 50%			2030 2021	* * \$27,000	5 5	\$700 \$800	B B
Wiring Braided Cloth	-		\$66,300 nt : Moderate, Are out The Building	2047 a Affecte	* * d : 100%	1		В
Thermoplastic	20%			2022	\$16,600	1		В
Motor Controllers Locally Mounted	100%			2020	\$65,400	5	\$400	В
Ground Grounding Devices Generic	100% Other Obser Location : Explanatio	Water Mo		LIFE Area Affe	* * cted : 100%	5	\$900	В
Stand-by Power Transfer Switches Automatic	100%			2020	\$11,500	1	\$19,100	В
Generators Diesel	100% Other Obser	Outside T	stent : Moderate, A The Building O Kw	2018	\$78,000	1	\$24,100	В
Batteries Lead/Acid	100%			2016	\$700	5	\$2,300	В
Fuel Storage Main Tank	100% Other Obser	Generato	stent : Moderate, A r Room - Outside 00 Gals	2025	\$6,700	5	\$1,600	В

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

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

Asset #: 299

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	95%	2017	\$437,400	10	\$48,400	В
	Other Observation, Extent : Moderate	e, Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: Using T-12 Lamps					
Incandescent	5%	2017	\$23,300	2	\$100	В
Egress Lighting						
Emergency, Service	40%	2017	\$3,200	1		В
Emergency, Battery	10%	2022	\$2,000	10	\$1,300	В
Exit, Service	50%	2017	\$4,000	1		В
Exterior Lighting						
HID	100%	2017	\$22,600	10	\$200	В
Alarm						
Security System						
No Component	50%					D
Generic	50%	2022	\$93,400	1	\$11,600	В
Fire/Smoke Detection		•				
Generic	100%	2017	\$639,200	1-3	\$38,300	В

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
(xtent : Light, Area	Affected	: 100%			
	Location	ı : Basemen	t Steam Room					
	Explana	tion : Stean	n Supplied From Po	wer Ho	use			
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2018	\$34,200	5	\$3,300	В
Steam								
Distribution								
Steam Piping/Pump	100%			2022	\$147,400	4	\$2,700	В
Terminal Devices								
Convector/Radiator	100%			2020	\$581,000	1	\$17,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Window/Wall Unit	80%			2017	\$90,600	1		В
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$3,100	В
No Component	90%							D

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

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

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Exhaust Fans						
Roof	10%	2022	\$7,600	2	\$200	В
No Component	90%					D
Plumbing						
H/C Water Piping						
Brass/Copper		200 2022	\$164,500	1		В
	Corroded, Extent : Moderate, Are		%			
	Location: Water Main, And Bas	sement				
HW Heat Exchanger						
Low Temp	100%	2022	\$17,100	4	\$5,500	В
	Corroded, Extent : Moderate, Area Affected : 30%					
	Location: Coil Connection					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2030	* *	1	\$3,400	В
	Other Observation, Extent : Light	, Area Affected	: 100%			
	Location : Enclosure Near Sidev	valk				
	Explanation : Located Outside E	Bldg				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: B-4					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2022	\$196,500	1-5	\$29,000	В

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

Page: 333

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,135,300	\$100,600
Interior Architecture	\$783,300	\$72,300
Electrical	\$1,309,000	\$439,600
Mechanical		\$884,500
Total	\$5,227,600	\$1,497,000
Priority A	\$3,135,300	\$100,600
Priority B	\$1,365,600	\$1,359,400
Priority C	\$726,700	\$37,000
Total	\$5,227,600	\$1,497,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$106,800	\$95,400	\$45,600	\$55,800
Priority A	\$16,800			
Priority B	\$60,200	\$90,100	\$45,600	\$51,400
Priority C	\$29,800	\$5,300		\$4,400
Total	\$106,800	\$95,400	\$45,600	\$55,800



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

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

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls Masonry: Brick	45%	Now	\$570,600	LIFE	* >	* 5	\$63,500	A
Wasoni y. Brick	Cracking/C Location Diagonal C Location Horizontal Location	Crumbling, : East Fac Cracks, Ext : Bulkhead Cracks, E. : Bulkhead	Extent : Severe, Ar ade, Bulkheads, Co ent : Severe, Area ds xtent : Severe, Area	rea Affec orners Affected a Affecte	: 15%	3	Ψ03,300	Α
	Location Staining/D Location	: East Fac iscoloring, : Through	ade, Bulkheads, Co Extent : Moderate	orners, A , Area Ą	ffected : 50%			
		Location : Bulkheads Water Penetration, Extent : Moderate, Area Affected : 20%						
			xtent : Moderate, A ade, Bulkheads, Co					
Granite Panels	35%	Now	\$520,100	LIFE	**	* 5	\$37,100	A
Grainte I aneis	Cracking/C Location Loose/Miss Location Staining/D	Crumbling, : North Fa s Fasteners : North Fa	Extent : Light, Are ccade, South Facad c, Extent : Light, Ar ccade, South Facad Extent : Moderate	ea Affect le ea Affec le	ted : 35%	3	ψ37,100	A
Panel/Paver: Limestone	Location Spalling, E Location Staining/D Location Water Pend	: West Fac Extent : Liga : West Fac iscoloring, : West Fac	ht, Area Affected : cade Extent : Moderate cade xtent : Moderate, A	10% , Area Ą	ffected : 25%	* 5	\$10,600	A
Slate Panels	_	Now Crumbling, : Through	\$36,600 Extent : Light, Are	LIFE a Affect	* > ed : 10%	* 5	\$5,300	A
Window Wall	5% Caulking L	Now	\$16,800 d, Extent : Light, A	2042 rea Affe	* * cted : 10%	* 5	\$13,200	A

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

Asset #: 108

Architecture	Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Windows Aluminum	95% Now	\$1,240,600	2047	* *	5	\$14,900	A
Alummum	Air Infiltration, Exter			50%	3	φ14,700	Α
	Location : Through		30				
	Deformed/Dented, E.		rea Affecte	ed: 25%			
	Location: Through		4 66	1 500/			
	Deteriorated Finish, Location: Through		Area Affec	cted : 50%			
Metal Louvers	5%	com	2031	* *	10	\$9,800	A
Parapets			2001			42,000	
Masonry: Brick	70% Now	\$101,400	LIFE	* *	5	\$5,900	A
	Cracking/Crumbling		rea Affecte	d : 25%			
	Location: Through Spalling, Extent: Sev		. 250/				
	Location: Through		. 2370				
Granite Panels	20% Now	\$38,800	LIFE	* *	5	\$1,900	A
Granite Fancis	Cracking/Crumbling			: 25%	3	Ψ1,700	71
	Location : North F	acade, South Facad	le				
	Staining/Discoloring			ected : 100%			
	Location : North Fo	acade, South Facad					
Panel/Paver: Limestone	10%		LIFE	* *	5	\$900	A
Roof Built-Up (BUR)	95% Now	\$167,700	2032	* *			A
Bunt-Op (BOK)	Blisters, Extent : Mo						Α
	Location : Through						
	Drains Inad/Misposn		e, Area Affe	ected : 25%			
	Location: Through		1.00	1 100/			
	Water Penetration, E Location: 5th Floo			ed : 10%			
	Worn/Eroded, Extent			50%			
	Location : Through		-5,5				
Metal Panel	5%		2035	* *	10	\$3,600	A
Interior							
Floors	250/		2027	* *	~	Φ 7.4.100	C
Quarry Tile Terrazzo	35% 10%		2027 LIFE	* *	5 5	\$74,100 \$11,000	C C
Vinyl Tile	30%		2017	\$357,100	3	\$15,900	C
Vinyl Tile	25% Now	\$29,800	2027	* *	3	\$13,200	Č
•	Cracking/Crumbling	_	ea Affected	: 10%			
	Location : Through	out					
Interior Walls	200/		LIDE	* *	_	¢10.000	C
Concrete Masonry Unit Masonry: Brick	20% 10%		LIFE LIFE	* *	5	\$19,800	C C
SGFT/Glazed Masonry	70% Now	\$332,600	LIFE	* *			C
2 01 1, Siazoa Masoni y	Cracking/Crumbling			: 10%			J
	Location : Through	out					

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

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

Asset #: 108

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileConcealSpLn	20% Now	\$11,300	2027	* *	5	\$17,600	В
	Staining/Discoloring,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location: 5th Floor	r Corridor Near El	evator				
	Water Penetration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location : 5th Floor	r Corridor Near El	evator				
AcousTileSusp.Lay-In	45% Now	\$51,000	2027	* *	5	\$31,700	В
1 3	Cracking/Crumbling,	Extent : Light, Are	a Affecte	ed : 10%		, ,	
	Location : Through	out					
AcousTileSusp.Lay-In	5% Now	\$5,700	2035	* *	5	\$3,500	В
	Broken/Missing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location : Basemen	t Corridor Near El	evator				
Exposed Concrete	30%		LIFE	* *	5	\$6,600	В

ectrical		Current Repair	Futu	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment					_		_
Air Circuit Breaker	75%		2022	\$24,400	5	\$400	В
		ervation, Extent : Moderate, : Electrical Room	Area Affe	ected : 100%			
	Explanat	ion : Three 1600 Amps Mai	n Disconn	ect Switch			
Fused Disc Sw	25%		2022	\$8,100	5	\$100	В
	Other Obs	ervation, Extent : Moderate,	Area Affe	ected : 25%			
	Location	: Electrical Room					
	Explanat	ion : One 1600 Amps Main	Disconne	ct Switch			
Switchgear / Switchboard							
Air Circuit Breaker	90%		2022	\$128,400	5	\$400	В
Fused Disc Sw	10%		2022	\$14,300	5		В
Raceway							
Conduit	100%		2022	\$71,200	1		В
Panelboards							
Fused Disc Sw	5%		2021	\$4,800	5	\$100	В
Molded Case Bkrs	95%		2021	\$91,300	5	\$2,300	В
Wiring							
Braided Cloth	90%	2-4 \$76,600	2047	* *	1		В
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Throughout The Building					
		ion : Insulation Aged.					
Thermoplastic	10%		2022	\$8,500	1		В
Motor Controllers							
Locally Mounted	20%		2020	\$4,500	5	\$100	В
Motor Control Center	80%		2020	\$148,800	5	\$2,000	В

Ground

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

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

Asset #: 108

Electrical	Current Repair	Current Repair Future Replac		Ma	aintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Ground									
Grounding Devices									
Generic		1,000 LIFE	* *	5	\$1,400	В			
	Other Observation, Extent : Mo	derate, Area Affecte	ed: 100%						
	Location: Water Main								
-	Explanation : Corroded								
Stand-by Power									
Transfer Switches	1000/	2020	#11.500		Φ20, 600	ъ			
Automatic	100%	2020	\$11,500	1	\$28,600	В			
Generators	1000/	2010	Φ 7 0.000		ф2 c 000	ъ			
Diesel	100%	2018	\$78,000	1	\$36,000	В			
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Generator Room								
	Explanation : One 150 Kw								
Batteries	1000/	2016	¢700	_	¢2.400	D			
Lead/Acid	100%	2016	\$700	5	\$3,400	В			
Fuel Storage	500/	2021	¢2.400	_	ΦΩ (ΩΩ	ъ			
Day Tank	50%	2021	\$3,400	5	\$8,600	В			
	Other Observation, Extent : Mo Location : Generator Room	аеғаге, Ағеа Ајјесте	2a : 100%						
M : T 1	Explanation: One 275 Gals.	2025	Φ.Σ. σ.Ω.Ω.		Ф1 400				
Main Tank	50%	2025	\$5,600	5	\$1,400	В			
Lighting									
Interior Lighting	050/	2017	¢117.600	10	¢01.000	D			
Fluorescent	95%	2017	\$117,600	10	\$81,000	В			
	Other Observation, Extent : Mo		ea: 100%						
	Location: Throughout The Bu								
	Explanation: Using T12 Lam		ф. 2 00		# 100				
Incandescent	5%	2017	\$6,200	2	\$100	В			
Egress Lighting	7 0-4					_			
Exit, Service	50%	2022	\$6,700	1		В			
Exit, Service	50%	2022	\$6,700	1		В			
Exterior Lighting									
HID	100%	2017	\$16,200	10	\$300	В			
Alarm									
Security System	2004					-			
No Component	30%		_		.	D			
Generic	70%	2030	* *	1	\$24,300	В			
Fire/Smoke Detection	100-1		*		A	_			
Generic	100%	2017	\$955,800	1-3	\$57,300	В			

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Campus Steam	100%		2032	* *	1		В

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

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

Asset #: 108

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2025	\$57,200	5	\$5,500	В
Steam							
Distribution							
Steam Piping/Pump	100%		2032	* *	4	\$6,900	В
Terminal Devices							
Air Handler	40%		2022	\$199,000	1	\$23,000	В
Convector/Radiator	40%		2027	* *	1	\$12,000	В
Fan Coil Unit/Heat	20%		2022	\$276,400	1	\$6,000	В
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment							
Reciprocating	40%		2027	* *	1	\$17,300	В
Compr/Chiller							
Window/Wall Unit	60%		2020	\$113,800	1		В
Terminal Devices							
Direct Expansion	100%		2027	* *	1		В
Heat Rejection							
Water Cool Tower	100%		2023	\$238,000	2	\$93,600	В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$51,900	В
Exhaust Fans							
Interior	10%		2022	\$8,200	2	\$300	В
Roof	90%		2027	* *	2	\$2,600	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%	Now \$5,500	2027	* *	1		В
		xtent : Moderate, Area Affect	ed : 5%				
	Location	: House Pump					
HW Heat Exchanger							
Low Temp	100%		2042	* *	4	\$9,200	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2022	\$11,000	4	\$1,600	В
Sewage Ejector(s)							
Electric	100%		2022	\$11,000	4	\$1,600	В
Backflow Preventer							
Generic	100%		2027	* *	1	\$5,700	В
	Other Obs	ervation, Extent : Light, Area		! : 100%		. ,	
		: Outdoor Enclosure					
	Explana	tion : Located Outside Bldg.					

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

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

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Mechanical	Current Repair	Future Repl	acement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estim FY	nated Cost Cyc		Priority Code
Plumbing					
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		C
	Other Observation, Extent : Light, A	rea Affected : 100%	ó		
	Location: B-5				
	Explanation: 2 Units				
Fire Suppression					
Standpipe					
Generic	100%	2032	* * 1-	5 \$46,900	В

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
Total	\$668,000	\$2,824,100
Priority A	\$187,900	\$964,900
Priority B	\$480,200	\$1,482,900
Priority C		\$376,200
Total	\$668,000	\$2,824,100

Total	\$232,500	\$316,800	\$274,500	\$377,600
Priority C		\$42,100		\$64,000
Priority B	\$232,500	\$274,600	\$257,900	\$308,400
Priority A			\$16,600	\$5,300
Total	\$232,500	\$316,800	\$274,500	\$377,600
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Mechanical	\$90,700	\$162,800	\$149,300	\$170,400
Electrical	\$86,500	\$56,600	\$53,300	\$82,700
Interior Architecture		\$42,100		\$64,000
Exterior Architecture			\$16,600	\$5,300
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 107

Architecture	Current Repair Future Replace		e Replacement	ement Maintenance			
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Metal/Glass Curt Wall	5%		LIFE	* *	5	\$32,500	A
Pre-Cast Concrete	60%		LIFE	* *	5	\$675,000	A
		n, Extent : Severe, Are				D:11 1	
	Location : All El Panel.	levations Below Roof	Level Tha	t Don't Incorporat	te The Li	near Ribbed	
		nis Particular Panel S	System Inc	orporated A Unifo	orm Fini:	sh.	
Pre-Cast Concrete	20%	I di ivellidi. I divel d	LIFE	**	5	\$225,000	A
Tie-Cast Concrete		n, Extent : Severe, Are		d · 100%	3	\$223,000	Λ
		ing Side Elevations.	ea rijjeeree	4.100/0			
		nis Particular System	Incorpora	uted A Linear Ribb	ed Finis	h.	
Stucco Cement	15%	z u. wewa. System	2038	* *	5	\$129,800	A
Stucco Cement		ı, Extent : Light, Arec		. 100%	3	\$129,000	Λ
		anical Penthouse - B			ς.		
		ith This Component V		· ·			
Windows	Experiment : "	in This Component (767176716	jerring 10 im Egs	•		
Aluminum	100%		2043	* *	5	\$28,000	A
Parapets						+,	
Concrete Masonry Unit	60%		LIFE	* *	5	\$7,800	A
•	Other Observation	ı, Extent : Light, Ared	a Affected	: 100%			
	Location: Thro	ighout					
	Explanation : Ex	xterior Finish Is Eifs					
Metal Rail	35%		2038	* *	5-10	\$72,500	A
Metal: Cage/Fence	5%		2038	* *	5-10	\$4,400	A
	Other Observation Location: 7th F	n, Extent : Severe, Are loor	ea Affected	d : 100%			
	Explanation: 7t	h Floor Walk Out Ro	of Area Pa	arapets.			
Roof							
IRMA/Protected	75%		2029	* *	10	\$78,900	A
Membrane							
Plaza Roof: Stone Panel	s 20%		2047	* *			A
Single Ply Membrane	5%		2029	* *	10	\$5,300	A
		ı, Extent : Severe, Are	ea Affecteo	d : 100%			
		loor Walk Out Roof.					
	Explanation: 7t	h Floor Walk Out Ro	of Areas C	Contained An Astro	o-turf Su	rface.	
Interior							
Floors Cost in Place Concrete	1.00/		TIDD	* *	_	¢00.200	C
Cast in Place Concrete	10%		LIFE 2024	* *	5	\$98,300	C
Ceramic Tile	5% 3%		2034	* *	5	\$22,500	C
Terrazzo	3% 70/		LIFE	* *	5	\$10,500	C C
Traffic Topping	7%	Fytant : Light A	2029		5	\$39,300	C
	Location : Bath	n, Extent : Light, Area	і Аујестеа	. 10070			
		ooms ooxy Flooring With A	hrasina T	nnina			
Vin-1 Til-		ONY PROOFING WITH A		**	2	¢107.200	
Vinyl Tile	75%		2029	* *	3	\$126,300	С

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

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

Asset	#	:	1	0	7
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Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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 Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 100%			
	Location	: All Floo	rs With The Except	ion Of T	he Basement And I	Penthous	e.	
	-		f Almost Every Gyp tal Impact Strip Pro		ard Wall Was Finis	shed In W	Vall Covering	
Ceilings								
AcousTileSusp.Lay-In	75%			2038	* *	5	\$336,900	В
Exposed Concrete	5%			LIFE	* *	5	\$3,500	В
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d: 100%			
	Location	ı : Basemer	ıt.					
	Explana	tion : Larg	e Extent Of This Cl	g. Is Loc	ated In He Baseme	ent.		
Gypsum Board	10%			LIFE	* *	5	\$56,100	В
Metal Panel	10%			LIFE	* *	5	\$56,100	В
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location: Penthouse Ceiling.							
	Explana	tion : Corr	ugated Decking Ov	er Steel	Framing.			

ectrical	Current Repa	air Future	Replacement	M	aintenance			
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2047	* *	5	\$1,300	В		
	Other Observation, Exter		ted : 100%					
	Location : Electrical Re							
	Explanation: 2-4000 A	mperes Main Service Swi	tches.					
Transformers								
Dry Type	100%	2038	* *	5	\$1,100	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basement							
	Explanation: One 500	Kva And Two 225 Kva.						
Switchgear / Switchboard								
Fused Disc Sw	50%	2047	* *	5	\$600	В		
Molded Case Bkrs	50%	2047	* *	5	\$4,000	В		
Raceway								
Conduit	100%	2047	* *	1		В		
Panelboards								
Fused Disc Sw	30%	2043	* *	5	\$2,100	В		
Molded Case Bkrs	70%	2043	* *	5	\$5,500	В		
Wiring	_		_	•				
Thermoplastic	100%	2047	* *	1		В		

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

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

Asset #: 107

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						•
Motor Controllers						
Locally Mounted	50%	2038	**	5	\$1,000	В
	Variable Speed Drives, Extent . Location : Mechanical Room.		ted : 100%			
Locally Mounted	50%	2038	* *	5	\$1,000	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$4,400	В
	Other Observation, Extent : Mo Location : Water Meter Roon		: 100%			
	Explanation: Connected To I	Main Water Pipe.				
Stand-by Power						
Transfer Switches						
Automatic	90%	2038	* *	1	\$83,100	В
Manual	10%	2047	* *	5	\$100	В
	Other Observation, Extent : Lig		0%			
	Location : Near Winthrop En					
	Explanation: Outside Of Bui	lding				
Generators						
Diesel	100%	2034	* *	1	\$116,200	В
	Other Observation, Extent : Mo		: 100%			
	Location : Outside The Buildi	_				
	Explanation: 1750 Kw Gense	et.				
Batteries				_		_
Nickel Cadmium	100%	2016	\$700	5	\$66,900	В
Fuel Storage				_		_
Main Tank	100%	2056	**	5	\$8,800	В
	Other Observation, Extent : Mo	oderate, Area Affected .	: 100%			
	Location : Outside					
.	Explanation: Tank Maximum	i Capacity Is 10,000 Ge	allons			
Lighting						
Interior Lighting	900/	2020	* *	10	¢220,200	D
Fluorescent	80%	2029		10	\$220,200	В
	Other Observation, Extent: Mo		: 100%			
	Location: Throughout The Bi	unaing				
	Explanation: T-8 Lamps				***	
Fluorescent	19%	2029	**	10	\$52,300	В
	Other Observation, Extent : Mo	==	: 100%			
	Location: 1st Floor And Upp					
	Explanation: Compact Fluor					
Fluorescent	1%	2021	\$15,500	10	\$2,800	В
	Other Observation, Extent : Mo	oderate, Area Affected .	: 100%			
	Location : Elevators					
	Explanation: T-12 Lamps					

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

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

Asset #: 107

Electrical	Current Repai	r Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Egress Lighting								
Emergency, Battery	10%	2029	* *	10	\$7,200	В		
	Other Observation, Extent	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Basement, Penthouse							
	Explanation : Baterry Po Mechanical Rooms Only		e Present In The	Electric	al And			
Exit, Service	90%	2029	* *	1		В		
Exterior Lighting								
Fluorescent	100%	2029	* *	10	\$27,500	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation: Compact I	Fluorescent Lamps						
Alarm								
Security System								
Generic	100%	2029	* *	1	\$112,100	В		
	Other Observation, Extent	: Moderate, Area Affect	ted : 100%					
	Location : Throughout T	he Building						
	Explanation: Cctv-surve	eillance Camera And Int	rusion Alarm Sys	tem Are	Both Functional.			
Fire/Smoke Detection								
Generic	100%	2029	* *	1-3	\$184,900	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Fire Alarn	ı System Is Functional						

Mechanical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating								
Energy Source								
Campus Steam	100%	2047	* *	1		В		
	Other Observation, Extent : Light, Area	ı Affected	! : 100%					
	Location: Basement Mechanical Roc	m						
	Explanation: High Press Steam From Storage	ı Hospita	l Steam Plant. Due	l Fuel W	ith 36,000 Gallon			
Conversion Equipment								
Heat Exchanger	40%	2034	* *	1	\$59,400	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basment Mechanical Room							
	Explanation: (2) Low Press Steam To Coils And Terminal Units) Heating	Hot Water Heat E	xchangei	rs For Reheat			
Pres. Reducing Valve/LP	60%	2034	* *	5	\$10,700	В		
Steam								
Ì	Recent Installation, Extent : Light, Are	a Affectea	l : 50%					
	Location: Basement And Ph Mechan	ical Roon	ns, Lps To All Ahu'	s Heating	g Coil			
	Other Observation, Extent : Light, Area	ı Affectea	! : 100%					
	Location : Basement Mechanical Roc							
	Explanation: Hps, Press Reducing S.	ation Tak	kes 150 Psi To Mns	50 Psi T	To Lps 10 Psi			

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

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

Asset #: 107

Mechanical	Current 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	2.50/			20.42		de de		φο ποο	-
Hot Wtr Piping/Pump	25%		T	2043	1000/	* *	4	\$3,700	В
		servanon, 1 1 : Various	Extent : Light, Area	Affectea	: 100%				
			Piping To All Rehea	ıt Coils A	nd Terminal	Units	(cah Htr	· Unit Htr Ftc)	
	Vfd	uon . 11w 1	iping 10 Mii Kened	ii Coiis 11	na reminai	Onns	(Cub IIII	, Onn Ini, Lie)	
Steam Piping/Pump	75%			2047		* *	4	\$11,100	В
1 2 1	Recent Ins	stallation, I	Extent : Light, Area	Affected	1:50%			. ,	
			nt And Pent House			or Htg	Coils A	t All Ahu's	
Terminal Devices									
Air Handler	60%			2029		* *	1	\$111,400	В
			Extent : Light, Area		: 100%				
	Location	ı : Various	Throughout The Bi	uidling					
	Explana	tion : Rehe	at Coils Serving Al	l Constar	ıt Volume Sy	stem;	18 Units,	Vfd	
Convector/Radiator	20%			2038		* *	1	\$19,400	В
Unit Heater-Stm/HW	20%			2029		* *	4	\$8,200	В
Air Conditioning									
Energy Source									
Electricity	100%			2043		* *	1		В
Conversion Equipment									
Centrifugal, Elec Chiller				2034		* *	1	\$308,500	В
			Extent : Light, Area		: 100%				
			nt Mechanical Room						
	Explana	tion : (3) C	Chillers, 500 Tons E	Cach; R13					
Int Pkg Unit - Cooling	5%			2025	\$191	,800	2	\$900	В
			Extent : Light, Area	Affected	: 100%				
			s/2 Closets/floor						
	Explana	tion : Data	Comm Closets Dx	System 1	00% Back-u	p;(1)	for Emer	rg Gen room	
Distribution	40							40.000	_
Chilled Wtr Pipe/Pump	60%			2047	1000/	* *	4	\$8,900	В
			Extent : Light, Area		: 100%				
			nt Mechanical Room	n					
		tion : Vfd						*****	
Ductwork/Diffusers	40%			LIFE		* *	2	\$156,200	В
Terminal Devices				2020		de de			-
Direct Expansion	5%			2029		* *	1	Φ17.C 200	В
Air Handler/Cool/Ht	95%	1	T T . 1 . A	2029	1000/	* *	1	\$176,300	В
			Extent : Light, Area nt/penthouse Mecho						
			stant Volume With I						
Heat Rejection	Елріапа	uon . Cons	nani voiume willi I	xeneai, 1	o onus				
Evap Condenser	5%			2029		* *	2	\$10,500	В
Water Cool Tower	5% 95%			2029	\$812		2	\$286,900	В
water Coor Tower		servation 1	Extent : Light, Area			,000	<i>L</i>	\$400,900	D
	Location		zaciu . Ligiii, Aieu	тујескей	. 100/0				
		-	ino Tower Vfd · 3 C	ondenses	r Pumps 1 R	ack-m	n · Sand I	Tilter	
Vantilation	Explana	tion : Cool	ing Tower Vfd; 3 C	ondenser	r Pumps, 1 B	ack-u _l	p; Sand F	Filter	

Ventilation

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

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

Asset #: 107

echanical	Current Repair	Future R	eplacement	Maintenance			
rstem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
entilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$167,300	В	
Exhaust Fans				_		_	
Interior	5%	2029	**	2	\$500	В	
	Other Observation, Extent: Light, A		00%				
	Location: Basement Mechanical I						
	Explanation : Dedicated Ventilation				** = 0.0		
Roof	95%	2029	* *	2	\$8,700	В	
ımbing							
H/C Water Piping	1000/	20.47	* *			ъ	
Brass/Copper	100%	2047		1		В	
	Other Observation, Extent: Light, A	Area Affectea : 10	00%				
	Location: Basement	With Classics	17				
Water Heater	Explanation : Duplex Booster Pun	nps With Claytor	i valves				
	1000/	2020	¢ (0.200	2	¢4.400	ъ	
Gas Fired	100%	2020 Area Affected - 1	\$69,300	2	\$4,400	В	
	Other Observation, Extent : Light, A Location : Basement Mechanical I		00%				
	Explanation: (3) Heaters Are Not		Tould Has Una	Hogt Ex	ahanaan As Mana		
	Effic Option	runy Onnzea, C	outa Ose Hps	пеш Ех	changer As more		
Sanitary Piping	Byte option						
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1		В	
Sump Pump(s)							
Rigid Piping	50%	2029	* *	4	\$1,200	В	
Submersible	50%	2016	\$3,300	4	\$1,200	В	
	Other Observation, Extent : Light, A	Area Affected : 10	00%				
	Location: Basement Mechanical I	Room					
	Explanation: (1) For Basement Se	anitary & Floor	Drain				
Sewage Ejector(s)							
Electric	100%	2029	* *	4	\$2,500	В	
	Other Observation, Extent : Light, A	Area Affected : 10	00%				
	Location: Basement Mechanical I	Room					
	Explanation : Dual Unit, Lead/lag	7					
Backflow Preventer				_			
Generic	50%	2029	* *	1	\$9,200	В	
	Other Observation, Extent: Light, A Location: Basement	Area Affected : 10	00%				
	Explanation : 2 Independent Sour	ces Of Water For	r Fire Suppress	sion			
Generic	50%	2029	* *	1	\$9,200	В	
	Other Observation, Extent : Light, A Location : Basement	Area Affected : 10	00%		12, 30		
	Explanation: 2 Independent Source	ces Of Building 1	Domestic Wate	r			
Fixtures	1	J					
Generic	100%					В	

Vertical Transport

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

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

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER

Mechanical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation, Ex	tent : Light, Area A	ffected	: 100%			
	Location: Througho	ut					
	Explanation : 6 Serve	e 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	В
Sprinkler							
Generic	100%		2041	* *	1-2	\$84,100	В
Fire Pump							
Generic	100%		2030	* *	1	\$56,000	В

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$4,306,100	\$4,575,900
Priority A	\$1,773,200	\$322,100
Priority B	\$1,919,500	\$3,963,300
Priority C	\$613,400	\$290,500
Total	\$4,306,100	\$4,575,900

Total	\$661,700	\$183,800	\$128,100	\$111,100
Priority C	\$413,200	\$8,400		\$20,200
Priority B	\$136,100	\$175,300	\$126,500	\$90,900
Priority A	\$112,400		\$1,600	
Total	\$661,700	\$183,800	\$128,100	\$111,100
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Mechanical	\$19,000	\$52,100	\$36,600	\$13,400
Electrical	\$41,300	\$79,800	\$46,400	\$34,000
Interior Architecture	\$445,600	\$8,400		\$20,200
Exterior Architecture	\$112,400		\$1,600	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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 Jnt Mortar Miss/Eroc Location: Penthou	se			5	\$16,300	A
	Spalling, Extent : Mo Location : Penthou		ted : 30%	Ó			
	Worn/Eroded, Extent Location : Penthou		Affected	: 30%			
Masonry: Granite	2% Now Jnt Mortar Miss/Erod Location : East Fac			* * Affected : 10%	5	\$1,900	A
	Water Penetration, E Location : East Fac			cted : 10%			
Metal Panel	5% Now Staining/Discoloring Location: Through		2032 e, Area A	* * ffected : 25%	5	\$11,700	A
	Other Observation, E Location : Through	out		ected : 100%			
Windows	Explanation: These	e Are Actually Leac	i Funeis				
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, E Location : Penthou	Extent : Moderate, A		cted : 25%	J	Ψ10,200	•
	Deteriorated Finish, Location : Penthou		Area Afj	fected : 25%			
Wood	82% Now Air Infiltration, Exten Location : Through		2047 Affected	* * l : 25%	5	\$134,200	A
	Broken/Missing Elen Location : Through		erate, Ar	rea Affected : 20%			
	Deteriorated Finish, Location : Through		Area Afj	fected : 50%			
	Dry Rot/Decay, Exter Location : Through		ı Affected	d : 25%			
	Split/Cracked, Exten		Affected	: 50%			
	Location : Through	out					

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

Asset #: 106

Architecture	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Parapets Masonry: Brick	60% Now Jnt Mortar Miss/Erod Location: Through Spalling, Extent: Lig Location: Through	out ht, Area Affected :		* * ted : 25%	5	\$8,000	A
Masonry: Limestone	10% Now Jnt Mortar Miss/Eroc Location : Coping	\$27,800	LIFE te, Area	* * Affected : 25%	5	\$1,700	A
Metal Rail	30% 0-2 Corrosion/Rusting, E Location : 9th Floo Deteriorated Finish, Location : 9th Floo	r Terraces Extent : Moderate,			5	\$28,500	A
Roof							
Built-Up (BUR)	10% 0-2 Blisters, Extent: Mod Location: Lower Ro Debris Present, Extent Location: Lower Ro Worn/Eroded, Extent Location: Lower Ro	oof nt : Moderate, Ared oof : Moderate, Area	a Affected	d : 20%			A
Clay Tile	48% Now Broken/Missing Elen Location : Penthou Worn/Eroded, Extent Location : Penthou	se : Moderate, Area					A
Copper/Terne	2% Now Punct/Tear/Impact D Location : Through	-	2037 ght, Area	* * 1 Affected : 10%			A
IRMA/Protected Membrane	10% Now Punct/Tear/Impact D Location : Through	_	2022 ght, Arec	\$71,600 a Affected : 10%			A
Traffic Topping	30% Now Blisters, Extent: Mod Location: Through Cracking/Crumbling, Location: 9th Floo Loose/Delam Surface Location: Through Worn/Eroded, Extent Location: Through	\$131,000 derate, Area Affect out 9th Floor Terr Extent : Severe, A r Terraces e, Extent : Moderat out 9th Floor Terr : Moderate, Area	ace Roof rea Affec e, Area A ace Roof Affected	s Along The East, S eted : 50% Affected : 45% is Along The East, S : 50%	South An	d North Wings	A

Interior

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

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

Asset #: 106

Architecture		Current F	Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
nterior										
Floors										
Carpet	10%		\$68,200	2016	\$341,100	3	\$40,400	C		
		-	amage, Extent : Se	vere, Are	ea Affected : 30%					
	Location	ı : Through	out							
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/Tea	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 20%								
	Location	ı : Through	out 12x12 Tiles							
Vinyl Tile	25%			2017	\$568,000	3	\$25,200	С		
•	Other Ob.	servation, E	Extent : Light, Area	Affected			. ,			
	Location: Throughout									
	Explana	tion : 9x9 T	iles							
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 A	ffected : 5%					
	Location	ı : Stair To	Upper Roof							
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 20%					
	Location	ı : Stair To	Upper Roof							
SGFT/Glazed Masonry	20%			LIFE	* *			С		
Wood	5%			LIFE	* *	5	\$9,900	C		
Ceilings	370			LII L			Ψ,,,,ου			
AcousTileSusp.Lay-In	15%	Now	\$32,300	2027	* *	5	\$20,100	В		
reous i nebusp. Lay in			ents, Extent : Light		ffected · 10%	3	Ψ20,100	Ь		
		ı : Through		,, . 11	y colou . 1070					
F 1 C				LIDE	* *		¢c 200	D		
Exposed Concrete	15%			LIFE	**	5	\$6,300	В		
Plaster	70%			LIFE	* *	5	\$117,500	В		

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•					
Service Equipment						
Molded Case Bkrs	100%	2022	\$65,000	5	\$5,800	В
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation: One 2000 Amps Main L	isconnec	et Switch			
Switchgear / Switchboard						
Fused Disc Sw	50%	2022	\$110,900	5	\$500	В
Molded Case Bkrs	50%	2022	\$110,900	5	\$2,900	В

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

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

Asset #: 106

Electrical	Current R	epair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Raceway								
Conduit	100%		2022	\$286,300	1		В	
Panelboards								
Molded Case Bkrs	90%		2021	\$259,400	5	\$5,200	В	
Molded Case Bkrs	10%		2030	* *	5	\$600	В	
Wiring	5 004 3 4	Φ22 5 000	20.45	* *				
Braided Cloth	70% 2-4		2047		1		В	
	Insulation Aged, Exter		Affecte	d: 100%				
	Location: Througho							
Thermoplastic	30%		2032	* *	1		В	
Motor Controllers	000/		2020	400 700	_	4.300		
Locally Mounted	80%		2020	\$98,500	5	\$1,200	В	
Locally Mounted	20%		2027	* *	5	\$300	В	
Ground								
Grounding Devices	1000/						Ъ	
Not Accessible	100%						D	
Stand-by Power								
Transfer Switches	1000/	,	2025	* *	1	¢.7.400	D	
Automatic	100%	4	2035		1	\$67,400	В	
Generators Diesel	100%	,	2031	* *	1	\$84,800	В	
Diesei	Other Observation, Ex				1	\$64,600	Ь	
	Location : Generato		зи Ајје	cieu . 100/0				
	Explanation: 150 K							
Batteries	Ехрининон . 150 К	W Raio Light Gensei						
Lead/Acid	100%		2016	\$700	5	\$8,100	В	
Fuel Storage	10070		2010	Ψ700		ψ0,100		
Day Tank	50%		2038	* *	5	\$16,700	В	
Day Tunk	Other Observation, Ex			cted : 50%	J	Ψ10,700	2	
	Location : Generato		33					
	Explanation : One 1.	50 Gals						
Main Tank	50%		2050	* *	5	\$2,600	В	
Walli Talik	Other Observation, Ex			cted : 50%	3	Ψ2,000	Ъ	
	Location : Basement							
	Explanation : One 7	000 Gals						
Lighting								
Interior Lighting								
Fluorescent	40%		2017	\$371,500	10	\$66,000	В	
	Other Observation, Ex	ctent : Moderate, Are	ea Affe	cted : 100%				
	Location: Througho	ut The Building						
	Explanation: Using	T12 Lamps						
Fluorescent	55%		2022	\$510,900	10	\$90,800	В	
riuorescent		ctent : Moderate, Are			-	, - 2, - 2		
	Location : Througho	ut						
	Location: Througho							
HID		T8 Lamps	2017	\$13,100	10	\$100	В	

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

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

Asset #: 106

Electrical	al Current Repair Future Replacement		e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	10%			2022	\$6,500	10	\$4,300	В
Exit, Service	40%			2022	\$10,400	1		В
Exit, Service	50%			2022	\$13,000	1		В
Alarm								
Security System								
No Component	20%							D
Generic	80%			2027	* *	1	\$65,400	В
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$134,900	В

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2025	\$110,700	5	\$10,700	В
Steam								
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$13,300	В
Terminal Devices								
Air Handler	20%			2017	\$192,500	1	\$22,300	В
Convector/Radiator	80%			2020	\$1,349,000	1	\$46,500	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Int Pkg Unit -	20%			2016	\$711,200	2	\$2,200	В
Heating/Cooling								
Window/Wall Unit	60%			2020	\$220,200	1		В
No Component	20%							D
Ventilation								
Distribution	400		****					_
Ductwork/Diffusers	100%		\$154,100	LIFE	**	2-5	\$100,300	В
			t : Severe, Area Aff	ected : I	00%			
	Location	ı : Roof						
Exhaust Fans	400				*	_	*	_
Interior	100%			2017	\$197,300	2	\$5,500	В
Plumbing								
H/C Water Piping	1000			2020	Φ 522.6 00			ъ
Galv Iron/Steel	100%			2020	\$533,200	1		В
HW Heat Exchanger	1000			2022	Φ.Ε.Ε. 100	4	Φ1 7 .000	ъ
Low Temp	100%			2022	\$55,400	4	\$17,800	В
Sanitary Piping	1000				d. d.			ъ
Cast Iron Note: All component repairs \$ estima	100%			LIFE	**	1		В

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2017	\$11,000	4	\$2,500	В
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$2,500	В
Backflow Preventer						
Generic	100%	2030	* *	1	\$11,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light,	Area Affected: 1	00%			
	Location: 1-11, B-11					
	Explanation: 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$90,700	В
Sprinkler						
No Component	70%					D
Generic	30%	2042	* *	1-2	\$15,100	В

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

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

Page: 355

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

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
Total	\$1,593,200	\$3,368,100
Priority A	\$995,400	\$637,400
Priority B	\$438,500	\$2,498,500
Priority C	\$159,300	\$232,200
Total	\$1.593.200	\$3,368,100

Total	\$50,000	\$103,700	\$30,100	\$34,400
Priority C	\$5,000			\$700
Priority B	\$30,100	\$95,100	\$30,100	\$33,700
Priority A	\$14,900	\$8,600		
Total	\$50,000	\$103,700	\$30,100	\$34,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$8,300	\$19,800	\$17,700	\$20,700
Electrical	\$15,500	\$71,300	\$8,400	\$9,100
Interior Architecture	\$7,300			\$700
Exterior Architecture	\$14,900	\$8,600		
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

rchitecture		Current F	lepair epair	Futur	e Replacement	Ma	aintenance					
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
terior												
Exterior Walls						_						
Concrete Masonry Unit	15%		4.12.1 00	LIFE	* *	5	\$8,700	A				
Masonry: Brick	80%		\$442,400	LIFE	**	5	\$73,900	Α				
			l, Extent : Moderai	te, Area A	Affected: 25%							
		Location : Chimney Throughout Misaligned/Bulging, Extent : Moderate, Area Affected : 10%										
	_			Area Aff	ectea : 10%							
		ı : South Fa		CC 4 - 1 .	100/							
			nt : Severe, Area A , South Facade	ујестеа :	10%							
		i . Chimney	, Souin Facade									
Metal Coiling Doors	5%			2027	* *	5	\$14,400	A				
Windows	5 0/			2025	Φ4.000	10	Φ000					
Metal Louvers	5%	3.7	Φ1 22 7 00	2025	\$4,000	10	\$800	A				
Steel	95%		\$132,700	2047	**	5	\$16,000	Α				
	-		t : Moderate, Area	ı Affectea	1: 50%							
		i : Through			1 550/							
		_	xtent : Moderate, A	Area Affe	cted : 55%							
		: Through										
	_		ked, Extent : Mode	erate, Are	a Affected : 15%							
	Location	i : Through	Out									
Parapets	1.50/	3.7	Φ< 000	r ree	* *	-	Φ. (100					
Concrete Masonry Unit	15%		\$6,900	LIFE		5	\$6,100	A				
			Extent: Light, Are	еа Ађесњ	ea: 10%							
		ı: Through										
Masonry: Brick	75%		\$307,600	LIFE	* *	5	\$26,900	Α				
			l, Extent : Moderai	te, Area A	Affected : 25%							
		ı : Through										
			Extent : Moderate,	Area Aff	ected : 10%							
		ı : Through										
			: Moderate, Area	Affected .	20%							
	Location	ı : Through	out									
Masonry: Limestone	3%	Now	\$5,600	LIFE	* *	5	\$1,400	A				
	Jnt Morta	r Miss/Eroc	l, Extent : Moderai	te, Area A	Affected : 20%							
	Location	: Coping										
	Caulking .	Deteriorate	d, Extent : Modera	ite, Area	Affected : 25%							
	Location	: Coping										
Metal Panel	2%			2042	* *	5	\$2,800	A				
Metal Rail	5%		\$2,400	2027	* *	5	\$12,700	A				
1.20001 1.011			xtent : Light, Area		: 10%	2	Ψ1 2 ,700					

Asset #: 109

Architecture		Current R	epair	Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Single Ply Membrane	Location	: Through						A	
	-	Seams Open/Split, Extent: Moderate, Area Affected: 15% Location: Throughout							
		etration, E. : First Flo	xtent : Moderate, A or	rea Affe	cted : 5%				
Interior									
Floors									
Cast in Place Concrete			\$109,600 Extent : Moderate out	LIFE , Area Aj	* * ffected : 15%	5	\$232,200	С	
Terrazzo	5%			LIFE	* *	5	\$4,600	С	
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	В	
		Crumbling, : Through	Extent : Light, Are	ea Affecto	ed : 10%				
Exposed Concrete		Now Crumbling,	\$160,100 Extent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$15,700	В	
Exposed Struck Steel	10%	: First Flo	or	LIFE	* *			В	
Exposed Struc: Steel	10%			LIFE	-1. de			В	

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2022	\$3,200	5	\$300	В
	Other Observation, Extent : Moderat	te, Area Affec	eted : 100%			
	Location: Electrical Room					
	Explanation: Three 2000 Amps Mo	ain Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2022	\$553,600	5	\$1,900	В
Raceway						
Conduit	100%	2022	\$488,300	1		В

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

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

Asset #: 109

Electrical	Current Repair	Current Repair Future Replaceme		t Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%	2021	\$2,900	5	\$100	В		
Molded Case Bkrs	75%	2021	\$43,300	5	\$1,400	В		
Molded Case Bkrs	20%	2030	* *	5	\$400	В		
Wiring					,			
Thermoplastic	80%	2022	\$68,000	1		В		
Thermoplastic	20%	2032	* *	1		В		
Motor Controllers								
Locally Mounted	20%	2020	\$4,500	5	\$100	В		
Motor Control Center	80%	2020	\$148,800	5	\$1,600	В		
Ground								
Grounding Devices								
Not Accessible	100%					D		
stand-by Power								
Transfer Switches								
Automatic	100%	2020	\$11,500	1	\$22,200	В		
Generators								
Diesel	100%	2018	\$78,000	1	\$28,000	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Generator Room							
	Explanation: Two 570 Kw							
Batteries	1000/	2016	4700	_	Φ2.700	ъ		
Lead/Acid	100%	2016	\$700	5	\$2,700	В		
Fuel Storage	500/	2021	Φ2.000	~	Ф7.200	ъ		
Day Tank	50%	2021	\$2,800	5	\$7,300	В		
	Other Observation, Extent : M Location : Generator Room		ea : 50%					
M : T 1	Explanation: Two 75 Gals.		\$4.700		Ф1 200			
Main Tank	50%	2025	\$4,700	5	\$1,200	В		
ighting								
Interior Lighting	1.50/	2022	\$66.500	10	¢10.000	D		
Fluorescent	15% Other Observation Extent : A	2022	\$66,500	10	\$10,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Corridors							
	Explanation: Using T-12 L	amns						
F1			¢44.200	10	¢7.200			
Fluorescent	10%	2022	\$44,300	10	\$7,200	В		
	Other Observation, Extent : M Location : Throughout	aoaeraie, Area Ajjeci	ea : 10%					
	-	**************************************						
	Explanation: Using T-8 Las		\$200.400	10	#4.000			
HID	70%	2017	\$200,400	10	\$1,800	В		
Incandescent	5%	2017	\$22,200	2	\$100	В		
Egress Lighting	5 00/	2017	ф <i>г.</i> 7 00	1		D		
Emergency, Service	50%	2017	\$5,700 \$5,700	1		В		
Exit, Service	50%	2017	\$5,700	1		В		
Exterior Lighting	1000/	2017	¢26.200	10	\$200	ъ		
HID ightning Protection	100%	2017	\$26,200	10	\$200	В		

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.

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

Asset #: 109

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	/	Fail Date Estimate (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection							
Arresters/Cabling							
Generic	100%		2025	\$14,500	5	\$1,800	В
Alarm							
Security System							
No Component	50%						D
Generic	50%		2022	\$108,500	1	\$13,500	В
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2022	\$371,500	1-3	\$23,000	В

Mechanical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Heating									
Energy Source Interruptible Gas/Dual Fuel	100%	2042	* *	1		В			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Tank Farm								
	Explanation: 225,000 Gal	. #6							
Conversion Equipment									
Steam Boiler	100%	2027	* *	1	\$78,000	В			
	Other Observation, Extent: Location: Ground Floor	Other Observation, Extent: Light, Area Affected: 100%							
		Explanation : 5 High Pressure Steam Boilers							
Distribution	Explanation . 5 High I res.	sure Steam Dotters							
Steam Piping/Pump	100%	2042	* *	4	\$3,900	В			
Terminal Devices	100%	2042		4	\$3,900	Б			
Unit Heater-Stm/HW	100%	2022	\$505,000	4	\$7,200	В			
Air Conditioning					·				
Energy Source									
Electricity	100%	2038	* *	1		В			
Conversion Equipment									
Int Pkg Unit - Cooling	10%	2023	\$100,700	2	\$500	В			
No Component	90%					D			
Heat Rejection									
Air Condenser Unit	100%	2027	* *	2	\$54,900	В			
Ventilation									
Exhaust Fans									
Roof	100%	2027	* *	2	\$2,400	В			
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%	2027	* *	1		В			
HW Heat Exchanger									
Low Temp	100%	2042	* *	4	\$7,800	В			
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1		В			
Note: All component repairs \$ estim	nates are in current dollars and a	re not escalated for poter	ntial future inflation	n.					

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

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

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2027	* *	4	\$1,600	В
Backflow Preventer							
Generic	100%		2027	* *	1	\$4,800	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation, E	Other Observation, Extent : Light, Area Affected : 100%					
	Location: B-1						
	Explanation: One	Freight Unit					

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$296,100	\$951,000
Interior Architecture	\$170,100	\$467,700
Electrical		\$245,200
Mechanical	\$35,000	\$101,200
Total	\$501,200	\$1,765,200
Priority A	\$296,100	\$951,000
Priority B	\$205,000	\$566,600
Priority C		\$247,600
Total	\$501,200	\$1,765,200

Total	\$213,500	\$129,800	\$289,900	\$160,400
Priority C	\$10,000		\$45,000	
Priority B	\$203,500	\$129,800	\$212,100	\$138,100
Priority A			\$32,800	\$22,300
Total	\$213,500	\$129,800	\$289,900	\$160,400
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Mechanical	\$128,400	\$43,200	\$129,400	\$43,200
Electrical	\$40,600	\$52,100	\$48,200	\$60,300
Interior Architecture	\$10,000		\$45,000	
Exterior Architecture			\$32,800	\$22,300
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 13893

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal 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	В
Exposed Concrete	5%			LIFE	* *	5	\$3,100	В
Gypsum Board	10%			LIFE	* *	5	\$50,000	В

Electrical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$1,100	В
	Other Observation, Extent : Moderate,	Area Affecte	d: 100%			
	Location: Electrical Room					
	Explanation: Two 4000 Amps Main	Disconnect S	witch			
Transformers						
Dry Type	100%	2039	* *	5	\$1,000	В
	Other Observation, Extent : Moderate,	Area Affecte	d: 100%			
	Location : Elecrical Room					
	Explanation: Two 300 Kva					
Switchgear / Switchboard						
Fused Disc Sw	50%	2048	* *	5	\$600	В
Molded Case Bkrs	50%	2048	* *	5	\$3,500	В

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

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

Asset #: 13893

Electrical	Current Repair	Current Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•					
Raceway						
Conduit	100%	2048	* *	1		В
Panelboards						
Fused Disc Sw	5%	2044	* *	5	\$300	В
Molded Case Bkrs	95%	2044	* *	5	\$6,700	В
Wiring	1000/	20.40	* *	1		D
Thermoplastic	100%	2048	* *	1		В
Motor Controllers Locally Mounted	10%	2039	* *	5	\$200	В
Motor Control Center	90%	2039	**	5	\$6,600	В
Ground	9070	2039			\$0,000	ь
Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$3,900	В
Stand-by Power	10070				Ψ2,>00	
Transfer Switches						
Automatic	100%	2039	* *	1	\$82,300	В
Generators						
Diesel	100%	2035	* *	1	\$103,600	В
	Other Observation, Extent: Moderate,	, Area Affected : 1009	%			
	Location: Generator Room					
	Explanation: One 1000 Kw					
Batteries						
Lead/Acid	100%	2017	\$700	5	\$9,900	В
Fuel Storage	7 00/	2011	de de	_	#24 000	
Day Tank	50%	2044	* *	5	\$24,800	В
	Other Observation, Extent: Moderate, Location: Generator Room	, Area Affectea : 50%)			
	Explanation : One 60 Gallon Tank	2057	* *		Φ2.000	
Main Tank	50%	2057		5	\$3,900	В
	Other Observation, Extent : Moderate, Location : Basement	, Агеа Ајјеснеа : 50%)			
	Explanation : One 3000 Gallon Tank					
Lighting	Explanation: One 5000 Gation Tank	<u>. </u>				
Interior Lighting						
Fluorescent	90%	2030	* *	10	\$220,700	В
Tuorescent	Other Observation, Extent : Moderate,		%	10	Ψ220,700	D
	Location: Throughout The Building	33				
	Explanation: Using T-8 Lamps					
Fluorescent	10%	2030	* *	10	\$24,500	В
11001000000	Other Observation, Extent: Moderate,		,)	10	Ψ2 .,ε σ σ	-
	Location: Throughout	••				
	Explanation: Using T-5 Lamps					
Egress Lighting						
Emergency, Service	50%	2030	* *	1		В
Exit, LED	50%	2037	* *	1		В
Exterior Lighting						
HID	100%	2030	* *	10	\$800	В

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

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

Asset #: 13893

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection							
Arresters/Cabling							
Generic	100%		2057	* *	5	\$7,900	В
Alarm							
Security System							
No Component	30%						D
Generic	70%		2030	* *	1	\$69,900	В
Fire/Smoke Detection							
Generic	100%		2030	* *	1-3	\$164,800	В

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Campus Steam	100%			2048	* *	1		В	
Conversion Equipment									
Heat Exchanger	50%			2035	* *	1	\$66,100	В	
Pres. Reducing Valve/LP	50%			2035	* *	5	\$7,900	В	
Steam									
Distribution									
Hot Wtr Piping/Pump	50%			2044	* *	4	\$9,900	В	
Steam Piping/Pump	50%			2048	* *	4	\$9,900	В	
Terminal Devices									
Air Handler	50%			2030	* *	1	\$82,700	В	
Convector/Radiator	50%			2039	* *	1	\$43,200	В	
Air Conditioning									
Energy Source									
Electricity	100%			2044	* *	1		В	
Conversion Equipment									
Reciprocating	100%			2030	* *	1	\$124,000	В	
Compr/Chiller									
Distribution									
Chilled Wtr Pipe/Pump	100%			2048	* *	4	\$19,800	В	
Heat Rejection							•		
Air Condenser Unit	10%			2030	* *	2	\$18,600	В	
Water Cool Tower	90%			2026	* *	2	\$242,200	В	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$149,100	В	
Exhaust Fans									
Interior	70%			2030	* *	2	\$5,700	В	
Roof	30%			2030	* *	2	\$2,500	В	
Plumbing	70						7-,- 30		
H/C Water Piping									
Brass/Copper	100%			2048	* *	1		В	
HW Heat Exchanger									
Low Temp	100%			2048	* *	4	\$39,700	В	
Note: All component repairs \$ estimat			rs and are not escalar		tential future inflatio		40,,00		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repair	Future Rep	lacement N	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estir FY	mated Cost Cycle (Yrs)		Priority Code
Plumbing					
Sanitary Piping					
Cast Iron	100%	LIFE	** 1		В
Storm Drain Piping					
Cast Iron	100%	LIFE	** 1		В
Sump Pump(s)					
Rigid Piping	100%	2030	** 4	\$1,600	В
Sewage Ejector(s)					
Electric	100%	2030	** 4	\$1,600	В
Backflow Preventer					
Generic	100%	2030	* * 1	\$16,400	В
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		C
	Other Observation, Extent : L	ight, Area Affected : 1009	%		
	Location: Various Location	ıs			
	Explanation: 7 Units				
Fire Suppression					
Standpipe					
Generic	100%	2048	* * 1-5	\$134,800	В
Sprinkler					
Generic	100%	2048	* * 1-2	\$74,900	В

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$464,300
Interior Architecture	\$38,700	\$407,900
Electrical		\$310,000
Mechanical	\$42,000	\$140,000
Total	\$80,700	\$1,322,300
Priority A		\$464,300
Priority B	\$42,000	\$450,000
Priority C	\$38,700	\$407,900
Total	\$80.700	\$1,322,300

Total	\$101,200	\$22,200	\$32,700	\$22,900
Priority C	\$49,200	\$2,100	\$3,300	\$2,900
Priority B	\$31,000	\$20,100	\$29,200	\$20,000
Priority A	\$21,000		\$200	
Total	\$101,200	\$22,200	\$32,700	\$22,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$8,500	\$3,900	\$13,800	\$5,500
Electrical	\$8,100	\$8,400	\$7,500	\$6,600
Interior Architecture	\$55,700	\$2,100	\$3,300	\$2,900
Exterior Architecture	\$21,000		\$200	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 4124

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•			•				•
Exterior Walls								
Masonry: Brick	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
		issing Elem i : Through	ents, Extent : Ligh out	t, Area A	ffected : 5%			
nterior								
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
		Failure, Ex 1 : Basemen	tent : Moderate, Ai t	rea Affec	ted : 10%			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Basemen	nt .					
Interior Walls								
Ceramic Tile	10%	Now	\$32,300	2025	\$322,600	5	\$5,900	C
	Adhesion	Failure, Ex	tent : Moderate, Ai	rea Affec	ted : 15%			
	Location	: Kitchen	Equipment Wash D	own Are	ra			
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	rea Affected : 15%			
	Location	: Kitchen	Equipment Wash D	own Are	ra			
Concrete Masonry Unit	20%			LIFE	* *	5	\$9,400	С
Gypsum Board	70%	Now	\$17,000	LIFE	* *	5	\$49,500	Č
2,7,5,5,5,2	Cracking/	Crumbling, i : Through	Extent : Light, Are		ed : 10%	-	+ · · · , - · · ·	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$6,500	2035	* *	5	\$10,100	В
7 todas i no concedio pini			ents, Extent : Ligh		ffected : 10%	5	φ10,100	D
		i : Through		,	33			
AcousTileSusp.Lay-In	50%			2035	* *	5	\$32,400	В
Exposed Struc: Steel	25%			LIFE	* *	3	Ψ32,400	В
Zaposed Strue. Steel	2370			LIIL				

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

Under 600 Volts

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

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

Asset #: 4124

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%			2032	* *	5	\$200	В	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%				
	Location	ı : Electrica	ıl Room						
	Explana Switch	tion : One 4	1000 Amps, One 25	00 Amps	, And One 2000 Ar	nps Main	n Disconnect		
Transformers									
Dry Type	100%			2027	* *	5	\$200	В	
Switchgear / Switchboard									
Fused Disc Sw	100%			2032	* *	5	\$200	В	
Raceway									
Conduit	100%			2032	* *	1		В	
Panelboards									
Molded Case Bkrs	100%			2030	* *	5	\$1,200	В	
Wiring									
Thermoplastic	100%			2032	* *	1		В	
Motor Controllers									
Locally Mounted	20%			2027	* *	5	\$100	В	
Motor Control Center	80%			2027	* *	5	\$1,000	В	
Ground							Ψ1,000		
Grounding Devices									
Generic	100%			LIFE	* *	5	\$600	В	
Stand-by Power							7000		
Transfer Switches									
Automatic	100%			2027	* *	1	\$13,500	В	
Generators	10070			2027		-	Ψ13,500		
Diesel	100%			2025	\$77,400	1	\$17,000	В	
Biesei		ervation. F	Extent : Moderate, A			1	Ψ17,000		
		: Generate							
		tion : One 2							
Batteries	_T								
Lead/Acid	100%			2016	\$700	5	\$1,600	В	
Fuel Storage	10070			2010	Ψ700		Ψ1,000		
Day Tank	50%			2030	* *	5	\$4,100	В	
Duj Tulik		ervation. F	Extent : Moderate, A		cted : 50%	5	ψ1,100	2	
		: Gerator							
		tion : One 7							
Main Tank		One	- Janons	2027	* *		\$600	D	
Main Tank	50%	amation L	rtont · Madanata	2037		5	\$600	В	
	Other Observation, Extent : Moderate, Area Affected : 50% Location : Basement								
Lighting	<i>Exp</i> иana	uon : One :	500 Gallons						

Lighting

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

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

Asset #: 4124

Electrical	Current F	Repair	Future	Replacement	Ma	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Interior Lighting								
Fluorescent	2%		2022	\$3,800	10	\$800	В	
	Other Observation, E	xtent : Moderate, Are	ea Affe	cted : 2%				
	Location : Lobby A	ıd Stairway						
	Explanation: Using	g T-5 Lamps						
Fluorescent	98%	7	2022	\$188,600	10	\$39,400	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Through	out The Building						
	Explanation: Using	g T-8 Lamps						
Egress Lighting								
Emergency, Service	50%	2	2022	\$3,200	1		В	
Exit, Service	50%	2	2022	\$3,200	1		В	
Exterior Lighting								
HID	100%	2	2022	\$15,900	10	\$100	В	
Lightning Protection								
Arresters/Cabling								
Generic	100%	2	2037	* *	5	\$1,300	В	
Alarm								
Security System								
No Component	30%						D	
Generic	70%		2027	* *	1	\$11,500	В	
Fire/Smoke Detection								
Generic	100%		2027	* *	1-3	\$27,000	В	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	60%	2032	* *	1		В
	Other Observation, Extent : Light, A	rea Affected	: 60%			
	Location: Basement Steam Room					
	Explanation: Steam Supplied From	n Power Hoi	ise			
Natural Gas	40%	2042	* *	1		В
Conversion Equipment						
Furnace	40%	2030	* *	1	\$8,700	В
•	Other Observation, Extent : Light, A	rea Affected	: 40%			
	Location: Roof					
	Explanation: 2 Roof Top Units					
Pres. Reducing Valve/LP	60%	2031	* *	5	\$1,600	В
Steam					, ,	
Distribution						
Hot Wtr Piping/Pump	50%	2038	* *	4	\$1,100	В
Steam Piping/Pump	10%	2032	* *	4	\$300	В
No Component	40%					D

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

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

Asset #: 4124

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	50%			2027	* *	1	\$13,600	В
Convector/Radiator	10%			2035	* *	1	\$1,400	В
No Component	40%							D
Air Conditioning								
Energy Source								_
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	25%	Now	\$42,000	2020	\$140,000	2	\$500	В
		oning, Exte n : Penthou	nt : Severe, Area A se	ffected :	25%			
Ext Pkg Unit - Cooling	75%			2027	* *	2	\$2,000	В
Heat Rejection								
Air Condenser Unit	50%			2030	* *	2	\$15,300	В
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,400	В
Exhaust Fans								
Interior	50%			2022	\$24,000	2	\$700	В
Roof	50%			2030	* *	2	\$700	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$4,300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$1,600	В
Sewage Ejector(s)								
Electric	100%			2027	* *	4	\$1,600	В
Backflow Preventer								
Generic	100%			2027	* *	1	\$2,700	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			Extent : Light, Area	Affected	: 100%			
	Location		_					
	Explana	tion : 2 Uni	its					
Fire Suppression								
Sprinkler	400-			20.15			44.5.5 0=	-
Generic	100%			2042	* *	1-2	\$12,300	В

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING Asset #: 4124

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$57,500	\$1,006,000
Interior Architecture		\$612,100
Electrical		\$222,700
Mechanical	\$32,100	\$92,800
Total	\$89,600	\$1,933,600
Priority A	\$57,500	\$1,006,000
Priority B	\$32,100	\$673,400
Priority C		\$254,200
Total	\$89,600	\$1,933,600

Total	\$224,600	\$241,200	\$307,500	\$158,700
Priority C	\$14,600		\$39,000	
Priority B	\$210,000	\$161,200	\$248,300	\$158,700
Priority A		\$80,000	\$20,200	
Total	\$224,600	\$241,200	\$307,500	\$158,700
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Mechanical	\$124,500	\$59,400	\$156,600	\$61,000
Electrical	\$37,200	\$53,500	\$43,400	\$49,400
Interior Architecture	\$14,600		\$39,000	
Exterior Architecture		\$80,000	\$20,200	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 13439

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
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	20%			2027	* *	10	\$16,400	A
Membrane								
IRMA/Protected	10%			2027	* *	10	\$8,200	A
Membrane								
Wichioranc								
			Extent : Light, Ared	a Affecte	d: 100%			
			Extent : Light, Arec er 7th Floor	a Affecte	d : 100%			
			_	a Affecte	d:100% **	10	\$57,500	A
Single Ply Membrane	Location		_			10	\$57,500	A
	Location		_			10	\$57,500	A
Single Ply Membrane terior	Location		_			10	\$57,500 \$80,300	A C
Single Ply Membrane terior Floors	Location 70%		_	2027	**			
Single Ply Membrane terior Floors Cast in Place Concrete	70% 10%		_	2027 LIFE	* *	5	\$80,300 \$11,000	C C
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile Terrazzo	10% 3%		_	2027 LIFE 2031	* *	5 5	\$80,300	С
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile	10% 3% 2%		_	2027 LIFE 2031 LIFE	** ** **	5 5 5	\$80,300 \$11,000 \$5,700	C C C
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile	10% 3% 2%		_	2027 LIFE 2031 LIFE	** ** **	5 5 5	\$80,300 \$11,000 \$5,700 \$117,000	C C C
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile	10% 3% 2% 85%		_	2027 LIFE 2031 LIFE 2027	* * * * * * * *	5 5 5 3	\$80,300 \$11,000 \$5,700 \$117,000	C C C C
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	10% 3% 2% 85% 10%		_	2027 LIFE 2031 LIFE 2027 2031	* * * * * * * * * *	5 5 5 3	\$80,300 \$11,000 \$5,700 \$117,000 \$18,100 \$14,500	C C C C
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	10% 3% 2% 85% 5% 10% 80%		_	2027 LIFE 2031 LIFE 2027 2031 LIFE	* * * * * * * * * * *	5 5 5 3	\$80,300 \$11,000 \$5,700 \$117,000	C C C C
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Granite Panels	10% 3% 2% 85% 10%		_	2027 LIFE 2031 LIFE 2027 2031 LIFE LIFE	* * * * * * * * * * * * *	5 5 5 3	\$80,300 \$11,000 \$5,700 \$117,000 \$18,100 \$14,500	C C C C
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Granite Panels Ceilings	10% 3% 2% 85% 10% 80% 5%		_	LIFE 2031 LIFE 2027 2031 LIFE LIFE LIFE	* * * * * * * * * * * * *	5 5 5 3 5 5 5	\$80,300 \$11,000 \$5,700 \$117,000 \$18,100 \$14,500 \$173,900	C C C C
Single Ply Membrane terior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Granite Panels	10% 3% 2% 85% 5% 10% 80%		_	2027 LIFE 2031 LIFE 2027 2031 LIFE LIFE	* * * * * * * * * * * *	5 5 5 3	\$80,300 \$11,000 \$5,700 \$117,000 \$18,100 \$14,500	C C C C

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$1,100	В
	Other Observation, Extent : M	Moderate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: Two 4000 Am	ps, Two 3000 Amps & Or	ne 2000 Amp	s Main L	Disconnect Switch	

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

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

Electrical	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						•
Transformers						
Dry Type	100%	2039	* *	5	\$900	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Electrical Roc	m				
	Explanation: Two 500 K	va And One 112.5 Kva	a			
Switchgear / Switchboard						
Fused Disc Sw	80%	2048	* *	5	\$800	В
Molded Case Bkrs	20%	2048	* *	5	\$1,300	В
Raceway						
Conduit	100%	2048	* *	1		В
Panelboards						
Fused Disc Sw	5%	2044	* *	5	\$300	В
Molded Case Bkrs	95%	2044	* *	5	\$6,100	В
Wiring						
Thermoplastic	100%	2048	* *	1		В
Motor Controllers						
Locally Mounted	20%	2039	* *	5	\$300	В
Motor Control Center	80%	2039	* *	5	\$5,300	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,600	В
Stand-by Power						
Transfer Switches						
Automatic	50%	2039	* *	1	\$37,700	В
Automatic	50%	2042	* *	1	\$37,700	В
Generators						
Diesel	50%	2035	* *	1	\$47,500	В
	Other Observation, Extent Location: Roof	: Moderate, Area Affe	cted : 100%			
	Explanation: One 1250	Kw				
Diesel	50%	2037	* *	1	\$47,500	В
Diesei	Other Observation, Extent		cted · 50%	1	\$47,500	Б
	Location : Outside	. modernie, med Affe	cica . 50/0			
	Explanation : One 2000	Kw,				
Batteries	Елрининоп . Оне 2000 г	:11/				
Lead/Acid	50%	2017	\$300	5	\$4,500	В
Lead/Acid	50%	2017	\$300	5	\$4,500 \$4,500	В
LEAU/ACIU	3070	2017	\$300	J	φ 4 ,300	ъ

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

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

Asset #: 13439

Electrical	Current Repair	Future Replace	ment	M					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Fuel Storage									
Day Tank	25%	2044	* *	5	\$11,400	В			
		Moderate, Area Affected : 25%	Ó						
	Location: Generator Room								
Б. Т. І	Explanation : One 300 Gal		ale ale		ф11 400				
Day Tank	25%	2047	* *	5	\$11,400	В			
	Location : Generator Room	Moderate, Area Affected : 25%	0						
	Explanation : One 300 Gal								
Main Taul			* *		\$2,600	D			
Main Tank	50% Other Observation Frant . I	2057		5	\$3,600	В			
	Other Observation, Extent : Moderate, Area Affected : 50% Location : Basement								
	Explanation : One 2000 Ga	llon Tank							
Lighting	Explanation . One 2000 Ga	uon Tunk							
Interior Lighting									
Fluorescent	94%	2030	* *	10	\$211,400	В			
	Other Observation, Extent : N		%		, , ,				
	Location: Throughout The	Building							
	Explanation: Using T-8 La	mps							
Fluorescent	5%	2030	* *	10	\$11,200	В			
	Other Observation, Extent : M	Moderate, Area Affected : 5%							
	Location: Throughout								
	Explanation: Using T-5 La	mps							
HID	1%	2030	* *	10	\$100	В			
Egress Lighting									
Emergency, Service	45%	2030	* *	1		В			
Emergency, Battery	5%	2030	* *	10	\$3,000	В			
Exit, LED	50%	2057	* *	1		В			
Exterior Lighting	1000/	2020	* *	10	Φ000	D			
HID	100%	2030	* *	10	\$800	В			
Lightning Protection									
Arresters/Cabling	100%	2057	* *	5	\$7,200	В			
Generic Alarm	10070	2031		3	\$7,200	ע			
Security System									
No Component	30%					D			
Generic	70%	2030	* *	1	\$64,100	В			
Fire/Smoke Detection					+0.,230				
Generic	100%	2030	* *	1-3	\$151,100	В			
				-	, - ,				

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Campus Steam	100%		2042	* *	1		В

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

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

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

Asset #: 13439

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2031	* *	1	\$60,600	В
Pres. Reducing Valve/LP	50%			2031	* *	5	\$7,300	В
Steam								
Distribution	# 00/			2020	* *		Φ. σ. ο ο ο	
Hot Wtr Piping/Pump	50%			2038	* *	4	\$6,000	В
Steam Piping/Pump	50%			2042		4	\$6,000	В
Terminal Devices	50 0/			2027	* *	1	¢75 000	D
Air Handler	50%			2027	* *	1	\$75,800	В
Induction Unit	50%			2031		1	\$39,600	В
Air Conditioning								
Energy Source	1000/			2044	* *	1		D
Electricity	100%			2044		1		В
Conversion Equipment	100%			2020	* *	1	\$113,700	В
Reciprocating Compr/Chiller	100%			2030		1	\$113,700	D
-	Other Oh	corvation I	Extent : Light, Area	Affected	. 100%			
		servation, 1 n : Bldg Z	zaiem . Ligni, Area	Ајјестеи	. 100/0			
		_	ted In Power Plant					
Distribution	Ехрини	nion . Loca	ieu in i ower i iuni					
Chilled Wtr Pipe/Pump	100%			2048	* *	4	\$18,100	В
Terminal Devices	10070			2040			Ψ10,100	
Air Handler/Cool/Ht	100%			2027	* *	1	\$151,600	В
Heat Rejection	100/0			2027		-	Ψ131,000	ь
Water Cool Tower	100%			2026	* *	2	\$246,800	В
Ventilation							+=,	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$136,700	В
Exhaust Fans								
Interior	50%			2030	* *	2	\$3,800	В
Roof	50%			2030	* *	2	\$3,800	В
Plumbing							•	
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$24,200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$1,600	В
Sewage Ejector(s)								
Electric	100%			2027	* *	4	\$1,600	В
Backflow Preventer								
Generic	100%			2027	* *	1	\$15,000	В
-								

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

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

Mechanical	Current Repair	Future Rep	lacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent : Ligh	t, Area Affected : 100	%				
	Location: B - 7, B - Penthouse						
	Explanation: 7 Units						
Fire Suppression							
Standpipe							
Generic	100%	2042	* *	1-5	\$123,600	В	
Sprinkler							
Generic	100%	2042	* *	1-2	\$68,700	В	
Fire Pump							
Generic	100%	2031	* *	1	\$45,800	В	

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
Total	\$4,674,900	\$3,605,800
Priority A	\$3,086,300	\$765,300
Priority B	\$1,372,600	\$1,897,200
Priority C	\$215,900	\$943,300
Total	\$4,674,900	\$3,605,800

Total	\$104,900	\$181,400	\$37,100	\$25,500
Priority C	\$42,400	\$10,500		\$1,400
Priority B	\$62,500	\$170,900	\$37,100	\$24,100
Priority A				
Total	\$104,900	\$181,400	\$37,100	\$25,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$46,000	\$63,600	\$24,800	\$10,500
Electrical	\$8,500	\$93,800	\$4,400	\$5,800
Interior Architecture	\$42,400	\$16,200		\$1,400
Exterior Architecture				
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

rchitecture	Cı	ırrent Rep	air	Futur	e Replacement	М	aintenance	
stem Component Type		l Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls	7 04 3	.	Φ . σ.ς 0.00		ate at		Φ	
Cast in Place Concrete		low	\$56,900	LIFE	* *	5	\$50,800	Α
		-		erate, Ar	ea Affected : 5%			
	Location : L	_		1 .	A ACC . 1 1.	20/		
		-	_	oaerate,	Area Affected : 10)%0		
	Location : L				ete et		** ** ** ** ** ** ** **	
Masonry: Brick	70% N		\$426,100	LIFE	**	5	\$142,300	A
			xtent : Moderat	te, Area A	Affected: 25%			
	Location : T	hroughout						
Masonry: Granite	5%			LIFE	* *	5	\$7,600	A
Metal/Glass Curt Wall	13%			LIFE	* *	5	\$49,600	A
Metal Coiling Doors		low	\$57,200	2027	* *	5	\$15,900	A
		_	s, Extent : Ligh	t, Area A	ffected : 10%			
	Location : T	hroughout						
Slate Panels		low	\$211,100	LIFE	* *	5	\$3,100	A
		_	s, Extent : Seve	re, Area	Affected : 50%			
	Location : W							
			, Area Affected	: 50%				
	Location : W	indow Sill	S					
Windows						_		
Aluminum		0-2	\$1,823,800	2047	* *	5	\$21,900	A
	•			ite, Area	Affected: 25%			
	Location: T							
			ent : Moderate,	Area Afj	rected: 50%			
	Location: T	_	36.1	A CC .	1 150/			
	-		: Moderate, Are	ea Affecte	ed: 15%			
	Location : T							
Metal Louvers	- /	low	\$40,100	2037	* *			A
	=		Extent : Severe,	Area Afj	fected : 50%			
	Location : So							
			t : Severe, Area	ı Affected	l : 50%			
	Location : So							
			nt : Severe, Are	a Affecte	d : 100%			
	Location : S							
	Explanation	: Fire Dar	nage					
Parapets Metal Pail	1000/			2025	* *	5 10	\$500,600	
Metal Rail	100%			2035	* 1	5-10	\$522,600	Α

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Roof								
Single Ply Membrane	100%		\$471,000	2032	**			A
			nt : Moderate, Area		d: 25%			
			ppings Throughou		1.000/			
		aged Flash i : Lower Ro	nings, Extent : Mod oof	erate, Ar	ea Affected : 20%			
	-		Extent : Moderate, A Oppings Throughou					
	Water Per	etration, E	Extent : Moderate, A	rea Affe	cted : 10%			
	Location	: Through	out Lower Roof					
nterior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$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	i : Through	out					
Vinyl Tile	5%			2022	\$94,900	3	\$5,600	С
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, Are	a Affect	ed : 10%			
	Location	i : Through	out					
Plaster	5%	Now	\$4,900	LIFE	* *	5	\$1,800	С
	Cracking/	Crumbling,	Extent : Light, Are	a Affect	ed : 10%		, ,	
	Location	: Through	out					
SGFT/Glazed Masonry	70%			LIFE	* *			С
Ceilings								
AcousTile, Adhered	5%			2027	* *	5	\$11,200	В
Exposed Concrete	95%	Now	\$341,200	LIFE	* *	5	\$33,400	В
•	_	_	, Extent : Moderate or At Concrete Bea	-	ffected : 5%		,	
	-	-	ent, Extent : Moder or At Concrete Bear		a Affected : 5%			

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2022	\$32,500	5	\$700	В
	Other Observation, Extent : Moderate,	Area Affected	l : 100%			
	Location: Electrical Room					
	Explanation : Six 1600 Amps Main D	isconnect Swii	tch			

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

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•			•				•
Switchgear / Switchboard								
Air Circuit Breaker	30%			2022	\$28,500	5	\$200	В
Molded Case Bkrs	70%			2022	\$66,600	5	\$2,600	В
Raceway								
Conduit	100%			2022	\$111,500	1		В
Panelboards						_		_
Fused Disc Sw	5%			2021	\$4,800	5	\$200	В
Molded Case Bkrs	95%			2021	\$91,300	5	\$3,500	В
Wiring	0004	2.4	0102 100	20.45	ate ate			
Braided Cloth	80%	2-4	\$103,400	2047	**	1		В
		-	t : Moderate, Are	a Affecte	ed: 100%			
		Inrougnoi	ut The Building					
Thermoplastic	20%			2022	\$25,800	1		В
Motor Controllers								
Locally Mounted	20%			2020	\$30,000	5	\$200	В
Motor Control Center	80%			2020	\$135,700	5	\$3,100	В
Ground								
Grounding Devices	1.000/	2.4	#1.000	* ****	* *	_	Φ2.100	
Generic	Location :	2-4 rvation, Ext Basement on: Corrod	\$1,000 tent : Moderate, A led	LIFE Area Affe		5	\$2,100	В
Lighting	-							
Interior Lighting								
Fluorescent	96%			2017	\$744,900	10	\$132,300	В
	Location :	Throughou	tent : Moderate, A ut The Building T-12 Lamps	Area Affe	cted : 100%			
Incandescent	4%		··· · · I ··	2017	\$31,000	2	\$100	В
Egress Lighting	470			2017	Ψ51,000		Ψ100	ь
Emergency, Battery	50%			2017	\$27,100	10	\$18,100	В
Exit, Service	50%			2017	\$10,800	10	ψ10,100	В
Exterior Lighting	3070			2017	Ψ10,000	1		ь
HID	100%			2017	\$50,800	10	\$400	В
Alarm	10070			2017	Ψ50,000	10	Ψ100	ь
Security System								
No Component	90%							D
<u> </u>	10%			2022	\$42,000	1	\$5,200	В
Generic								_
Generic Fire/Smoke Detection	1070				, ,			
Fire/Smoke Detection No Component	50%				, ,,,,,,		·	D

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

Heating

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

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

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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		В	
			Extent : Light, Area	Affected	: 100%				
			nt Steam Room						
	Explana	tion : Stear	n Supplied From Po	ower Ho	use				
Conversion Equipment	D 1000/			2025	Φο ο τ οο	-	Φ0.000	ъ	
Pres. Reducing Valve/L	P 100%			2025	\$92,500	5	\$8,900	В	
Steam									
Distribution	1.000/	N	Φ20,000	2022	* *		Φ7.400	D	
Steam Piping/Pump	100%		\$20,800	2032		4	\$7,400	В	
		_	Extent : Moderate,	Area Afj	rectea : 5%				
		ı : Basemei		-4 - 4 - 20	,				
			: Severe, Area Affe						
T I.D	Locatioi	ı : Зајету v	alve, Basement Stee	am Koon	1				
Terminal Devices	600 /			2022	¢ 402 7 00	1	Φ .	D	
Air Handler	60%			2022	\$482,500 * *	1	\$55,800	В	
Convector/Radiator	40%			2027	* *	1	\$19,400	В	
Air Conditioning									
Energy Source	1000/			2020	* *	1		D	
Electricity	100%			2030		1		В	
Conversion Equipment Window/Wall Unit	10%			2017	\$20.700	1		D	
	90%			2017	\$30,700	1		B D	
No Component Ventilation	90%							<u> </u>	
Distribution									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$83,800	В	
Exhaust Fans	10070			LIII		2-3	\$65,600	В	
Roof	100%			2022	\$118,600	2	\$4,600	В	
Plumbing	100%			2022	\$110,000		\$4,000	Б	
H/C Water Piping									
Brass/Copper	30%			2032	* *	1		В	
Galv Iron/Steel	70%	0-2	\$6,200	2032	* *	1		В	
Gary Holl/Steel			40,200 Ioderate, Area Affe		%	1		ע	
			lain, Basement	20	· -				
HW Heat Exchanger			, =						
Low Temp	100%			2032	* *	4	\$22,300	В	
Sanitary Piping	10070			2032			Ψ22,300	<u> </u>	
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping	10070			LII L					
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)	10070			LII L					
Rigid Piping	100%			2022	\$11,000	4	\$1,600	В	
Sewage Ejector(s)	100/0			2022	Ψ11,000	т	Ψ1,000		
Electric	100%			2022	\$11,000	4	\$1,600	В	
Fixtures	100/0				Ψ11,000	•	Ψ1,000		
Generic	100%							В	
Generic	10070							<u> </u>	

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.

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
Fire Suppression							
Standpipe							
Generic	100%		2032	* *	1-5	\$75,800	В
Sprinkler							
No Component	95%						D
Generic	5%		2032	* *	1-2	\$2,100	В

^{**} 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 MAIN BLDG. A,B,C

Address : 449 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 598,900 Project Type : HEALTH & HOSPITALS CORP.

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

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,10,p

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
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
Total	\$13,780,300	\$12,144,500
Priority A	\$4,461,000	\$1,542,500
Priority B	\$8,030,300	\$7,667,200
Priority C	\$1,289,000	\$2,934,800
Total	\$13,780,300	\$12,144,500

Total	\$442,500	\$451,500	\$433,100	\$294,000
Priority C	\$19,100	\$19,100	\$13,000	\$8,700
Priority B	\$395,300	\$343,900	\$420,000	\$285,300
Priority A	\$28,100	\$88,500		
Total	\$442,500	\$451,500	\$433,100	\$294,000
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Mechanical	\$165,800	\$93,200	\$218,500	\$60,900
Electrical	\$98,800	\$152,000	\$102,800	\$112,400
Interior Architecture	\$51,100	\$19,100	\$13,000	\$22,000
Exterior Architecture	\$28,100	\$88,500		
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$85,800	Α
	-	_	Extent : Light, Are	a Affecte	d : 66%			
	Location	n : Through	out					
Concrete Masonry Unit	3%			LIFE	* *	5	\$16,100	A
	-		Extent : Light, Are	a Affecte	d : 66%			
	Location	n : Through	out					
Masonry: Brick	75%	Now	\$962,800	LIFE	* *	5	\$643,100	A
	Jnt Morta	ır Miss/Eroa	l, Extent : Light, A	rea Affec	ted : 100%			
	Location	n : Through	out					
	Repairs in	n Progress, 1	Extent : Light, Are	a Affecte	d : 66%			
	Location	n : Through	out					
			derate, Area Affec	ted : 15%	ó			
	Locatio	n : Penthous	e At Wing B					
	Staining/I	Discoloring,	Extent: Moderate	e, Area A	ffected : 100%			
	Locatio	n : Through	out					
Masonry: Limestone	5%	Now	\$232,400	LIFE	* *	5	\$32,200	A
•	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Locatio	n : Window	Sills					
	Repairs in	n Progress,	Extent : Light, Are	a Affecte	d: 66%			
	Location	n : Through	out					
Metal Panel	10%	Now	\$51,700	2032	* *	5	\$160,800	A
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 5%		, ,	
	Locatio	n : South Fa	cade					
	Staining/I	Discoloring,	Extent : Moderate	, Area A	ffected : 50%			
	Location	n : Through	out					
	Other Ob	servation, E	xtent : Moderate, A	Area Affe	cted : 100%			
		n : Through						
	Explana	ition : These	Are Actually Lead	d Panels				
Stucco Cement	3%	Now	\$74,000	2027	* *	5	\$32,200	Α
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 25%			
	Locatio	n : North Fa	cade At Canopy A	bove Loa	ding Dock			
	Cracking	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Locatio	n : Canopy A	Above Loading Do	ck				
	Repairs in	n Progress, 1	Extent : Light, Are	a Affecte	d: 66%			
	Location	n : Through	out					
Window Wall	2%			2042	* *	5	\$64,300	A
			Extent : Light, Are		d : 66%	-	+,5	
	_	n : Through	_	55				

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Windows								
Aluminum	50%			2038	* *	5	\$70,200	A
Steel	5%	0-2	\$364,100	2047	* *	5	\$43,900	A
	Corrosion	/Rusting, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	i : East Ana	l West Facades Of	Wing B				
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 50%			
	Location	: East Ana	l West Facades Of	Wing B				
Wood	45%	Now	\$1,760,800	2047	* *	5	\$316,100	A
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 55%			
	Location	a : North Fo	acade, South Facad	le, Cross	overs			
	Dry Rot/D	ecay, Exter	ıt : Moderate, Ared	Affected	d : 25%			
	Location	a : North Fo	acade, South Facad	le, Cross	overs			
	Insect/Bir	d Damage,	Extent : Moderate,	Area Af	fected : 30%			
	Location	ı : North Fa	icade, South Facad	le, Cross	overs			
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 55%			
	Location	a : North Fo	acade, South Facad	le, Cross	overs			

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•				
Parapets	00/ N. 05.500	20.42	_	Φ=00	
Copper/Terne	2% Now \$7,700 Repairs in Progress, Extent: Light, Are Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: A, B, And C Towers		5	\$700	A
Masonry: Brick	55% Now \$142,500 Int Mortar Miss/Erod, Extent: Moderat Location: Throughout Repairs in Progress, Extent: Light, Are Location: Throughout Vertical Cracks, Extent: Severe, Area A Location: East And West Facades Of Worn/Eroded, Extent: Moderate, Area Location: Throughout	a Affected : 66% Affected : 10% A & C Wings	5	\$8,300	A
Masonry: Limestone	13% Now \$20,400 Int Mortar Miss/Erod, Extent: Moderat Location: Throughout Copings, And I Repairs in Progress, Extent: Light, Are Location: Throughout	Bands At Sections Of A, B, A	5 And C To	\$2,500 wers	A
Metal Rail	15% 0-2 \$59,900 Corrosion/Rusting, Extent: Moderate, A Location: Lower And Upper Roofs Repairs in Progress, Extent: Light, Are Location: Throughout Staining/Discoloring, Extent: Severe, A Location: Lower And Upper Roofs	a Affected : 66%	5	\$16,100	A
Metal: Cage/Fence	15% 0-2 \$44,600 Broken/Missing Elements, Extent: Mod Location: Lower And Upper Roofs Corrosion/Rusting, Extent: Moderate, A Location: Lower Roof, Upper Roof, N Repairs in Progress, Extent: Light, Are Location: Throughout	Area Affected : 25% Iorth Facade, South Facade	5	\$7,300	A

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

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior Roof								
Built-Up (BUR)	Location Repairs in Location Vegetation	: At Towers Progress, Ex : Throughout Growth, Ext	\$313,400 rate, Area Affect A, B, C And Low extent: Light, Are ut tent: Moderate, A, B, C And Low	ver Roofs a Affecte Area Affe	d : 66% ected : 20%			A
			Moderate, Area A, B, C And Low					
Built-Up (BUR)	-	Progress, Ex	xtent : Light, Are ut	2022 a Affected	\$104,500 d : 66%	10	\$23,000	A
Built-Up (BUR)		Progress, Ex	xtent : Light, Are ut	2027 a Affected	* * d : 66%	10	\$11,500	A
Clay Tile	Location Repairs in Location Water Pen	: At Penthou Progress, Ex : Throughou	xtent : Light, Are ut ent : Moderate, A	a Affecte	d : 66%			A
		led, Extent : : Penthouse	Moderate, Area . s	Affected .	: 25%			
Copper/Terne	-	Progress, Ex	xtent : Light, Are ut	2037 a Affected	* * d : 66%	10	\$17,200	A
IRMA/Protected Membrane		Progress, Ex	xtent : Light, Are	2027 a Affecte	* * d : 66%	10	\$27,600	A
Panel/Paver: Cer/Brk	5% Cracking/O Location Vegetation Location Water Pen	Now Crumbling, E : Upper Roo Growth, Ext : Upper Roo etration, Ext	\$129,000 Extent: Moderate of And Balconies tent: Severe, Are of And Balconies ent: Moderate, A of And Balconies	ea Affecte	ed : 35%			A
Sloped Glazing	5%			LIFE	* *	5	\$153,200	A

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

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%		\$138,600	2032	* *			A
			Extent: Severe, A	rea Affec	eted : 50%			
		ı : 10th Flo	-	1.00	1 100/			
			xtent : Moderate, A	Area Affe	cted : 10%			
		1 : Over 101		. 1 2	50/			
		aea, Extent 1 : 10th Floc	: Severe, Area Affe	ectea : 23	0%			
Turk and a second	Locaitor	i . 10in F i00	от коој					
Interior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$151,900	С
Ceramic Tile	3%			2031	* *	5	\$20,800	C
Panel/Paver: Cer/Brk	5%			2031	* *	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	Č
Vinyl Tile	5%			2030	**	3	\$13,000	Č
Vinyl Tile	10%			2022	\$585,900	3	\$34,700	Č
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%		\$53,300	2027	* *	5	\$83,000	В
		-	ents, Extent : Ligh	t, Area Ą	ffected : 10%			
	Location	ı : Through	out					
AcousTileSusp.Lay-In	15%	Now	\$32,000	2035	* *	5	\$39,800	В
	Broken/M	issing Elem	nents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	ı : Through	out					
AcousTileSusp.Lay-In	5%			2039	* *	5	\$26,600	В
Exposed Concrete	7%			LIFE	* *	5	\$5,800	В
Plaster	48%			LIFE	* *	5	\$159,400	В

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

Under 600 Volts

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

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

Asset #: 125

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•			•				•	
Service Equipment						_		_	
Fused Disc Sw	Location	ı : Electrica				5	\$1,800	В	
		tion : One 4	4000 Amps For Bla						
Molded Case Bkrs	Location	ı : Electrica	Extent : Moderate, A al Room 2500 Amps Main D			5 A	\$4,700	В	
Transformers	<u> </u>		•						
Dry Type	50%			2020	\$7,400	5	\$1,100	В	
Dry Type	50%			2035	* *	5	\$1,100	В	
Switchgear / Switchboard									
Fused Disc Sw	30%			2022	\$95,100	5	\$800	В	
Molded Case Bkrs	70%			2022	\$221,900	5	\$11,000	В	
Raceway									
Conduit	90%			2022	\$386,600	1		В	
Conduit	10%			2042	* *	1		В	
Panelboards	1.00/			2021	ф. 42.2 00	-	Ф1 400	ъ.	
Fused Disc Sw	10%			2021	\$43,200	5	\$1,400	В	
Molded Case Bkrs	80%			2021	\$345,900	5	\$12,600	В	
Molded Case Bkrs	10%			2038	4- 4-	5	\$1,600	В	
Wiring Braided Cloth	70%	2-4	\$340,100	2047	* *	1		В	
	Location	: Through	Extent: Moderate, A out The Building ation Aged.	Area Affe	ected : 100%				
Thermoplastic	20%			2032	* *	1		В	
Thermoplastic	10%			2042	* *	1		В	
Motor Controllers									
Locally Mounted	50%			2020	\$184,800	5	\$2,000	В	
Locally Mounted	30%			2027	* *	5	\$1,200	В	
Motor Control Center	20%			2020	\$473,500	5	\$3,300	В	
Ground									
Grounding Devices						_		_	
Generic			\$1,000 Extent : Moderate, A nt	LIFE Area Affe	* * ected : 100%	5	\$8,800	В	
	Explana	tion : Corre	oded						
Stand-by Power									
Transfer Switches					_			_	
Automatic	30%			2027	* *	1	\$55,300	В	
Automatic	70%			2039	* *	1	\$129,000	В	

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

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

Asset #: 125

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Generators	1000	2025	ata ata		\$221 000	
Diesel	100% Other Observation, Extent: Moderat Location: Generator Room Explanation: One 750 Kw	2035 e, Area Affec	* * ted : 100%	1	\$231,900	В
Batteries						
Lead/Acid	100%	2017	\$700	5	\$22,200	В
Fuel Storage						
Day Tank	50%	2044	* *	5	\$43,000	В
	Other Observation, Extent: Moderat Location: Generator Room Explanation: One 250 Gals.	e, Area Affec	ted : 50%			
Main Tank	50%	2025	\$27,900	5	\$6,800	В
Ividin Tulik	Other Observation, Extent : Moderat Location : Basement Explanation : One 7000 Gals.			3	φ0,000	Б
Lighting						
Interior Lighting Fluorescent	55%	2017	\$1,317,500	10	\$234,000	В
	Other Observation, Extent : Moderat Location : Throughout Explanation : Usin T12 Lamps	e, Area Affec	ted : 100%			
Fluorescent	35% Other Observation, Extent : Moderat Location : Throughout	2027 e, Area Affec	* * ted : 100%	10	\$148,900	В
	Explanation: Using T8 Lamps					
Fluorescent	5% Other Observation, Extent: Moderat Location: Throughout Explanation: Using T5 Lamps	2027 e, Area Affec	* * ted : 5%	10	\$21,300	В
HID	2%	2017	\$33,700	10	\$300	В
Incandescent	3%	2017	\$71,900	2	\$300	В
Egress Lighting	2.73		÷ · 2 • > 30	<u> </u>	4230	
Emergency, Service	45%	2027	* *	1		В
Emergency, Battery	5%	2027	* *	10	\$5,600	В
Exit, LED	40%	2050	* *	1	+-,-30	В
Exit, Service	10%	2022	\$6,700	1		В
Alarm			,			
Security System						
No Component	30%					D
Generic	70%	2027	* *	1	\$156,600	В
Fire/Smoke Detection Generic	100%	2027	* *	1-3	\$369,100	В
					, ,	-

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

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

Asset #: 125

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Energy Source								
Campus Steam	100%			2022	\$151,700	1		В
Conversion Equipment								
Pres. Reducing Valve/Ll Steam	P 100%			2031	* *	5	\$27,600	В
		place Eviden 1 : Basement	t, Extent : Light,	Area Aff	ected : 60%			
Distribution								
Hot Wtr Piping/Pump	5%			2038	* *	4	\$1,100	В
Steam Piping/Pump	95%			2042	* *	4	\$21,700	В
		pair Evident a: Througho	, Extent : Light, A ut	rea Affe	cted : 100%			
Terminal Devices								
Air Handler	20%			2017	\$496,500	1	\$57,400	В
Convector/Radiator	80%			2020	\$3,478,900	1	\$119,900	В
ir Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Int Pkg Unit -	10%			2016	\$917,100	2	\$2,800	В
Heating/Cooling								
Reciprocating	10%			2017	\$156,300	1	\$21,500	В
Compr/Chiller								
Ext Pkg Unit -	20%	Now	\$607,200	2032	* *	2	\$4,500	В
Heating/Cooling								
	Not in Ser Location		: Severe, Area Af	fected : 1	00%			
Window/Wall Unit	60%			2020	\$567,900	1		В
Distribution								
Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$3,400	В
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	\$1,955,500	1	\$286,900	В
Heat Rejection								
Remote Air Cond	40%		\$1,100,100	2032	* *	2	\$103,400	В
	Broken, E. Location		e, Area Affected :	20%				
Water Cool Tower	60%			2020	\$792,900	2	\$280,200	В
entilation entilation					•		•	
Distribution								
Ductwork/Diffusers			\$397,400 at : Moderate, Are	LIFE ea Affecte	* * ed : 10%	2-5	\$258,700	В

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
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%		\$30,500	2017	\$152,700	2	\$3,400	В
	•		ent : Severe, Area A	ffected :	20%			
	Location	ı : Various	Locations					
Roof	70%			2022	\$256,200	2	\$9,900	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2022	\$142,800	4	\$45,900	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2017	\$11,000	4	\$2,500	В
Sewage Ejector(s)								
Electric	100%			2017	\$11,000	4	\$2,500	В
Backflow Preventer								
Generic	100%			2030	* *	1	\$28,400	В
Fixtures								_
Generic	100%							В
Vertical Transport								
Elevators	1000/			T TEE	* *			C
Geared Traction	100%			LIFE				C
			Extent : Light, Area	Affected	: 100%			
		ı : Various						
E. G.	Explana	tion : 10 U	nits (9 Passenger, 1	I Freigh	t)			
Fire Suppression								
Standpipe	1000/			2022	* *	1 5	¢222 000	D
Generic	100%			2032	* *	1-5	\$233,900	В
Sprinkler No Component	000/							Ъ
No Component	90%			2022	* *	1.2	¢12.000	D
Generic	10%			2032	ጥ ጥ	1-2	\$13,000	В

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

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

Print Date: 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

Area Sq Ft : 48,358 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$135,600	\$115,100
Interior Architecture		\$84,100
Electrical		\$282,300
Mechanical		\$291,300
Total	\$135,600	\$772,700
Priority A	\$135,600	\$115,100
Priority B		\$573,600
Priority C		\$84,100
Total	\$135,600	\$772,700

Total	\$28,500	\$15,200	\$42,000	\$14,800
Priority C			\$8,600	
Priority B	\$28,500	\$15,200	\$31,200	\$14,800
Priority A			\$2,200	
Total	\$28,500	\$15,200	\$42,000	\$14,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$5,500	\$3,900	\$18,700	\$3,900
Electrical	\$8,600	\$7,300	\$8,500	\$7,000
Interior Architecture	\$10,500		\$8,600	
Exterior Architecture			\$2,200	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

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

Asset #: 4123

Architecture		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$135,600	LIFE	* *	5	\$45,300	Α
			ed, Extent : Modera		Affected : 20%			
	Location	ı : Expansio	on Joints Througho	ut				
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 Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	ı : Through	out					
terior								
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	В
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	n: Room S-	236					
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	5%			LIFE	* *	5	\$4,500	В

ectrical	Current Repa	ir Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$200	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Electrical Ro	om				
	Explanation: One 2500	Amps Main Disconnec	t Switch			
Transformers						
Dry Type	100%	2035	* *	5	\$200	В
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	5	\$200	В
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2038	* *	5	\$1,300	В
Wiring						
Thermoplastic	100%	2042	* *	1		В

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

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

Asset #: 4123

Electrical	Current Repair	Future Replacement Maintenance		aintenance					
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts		•				•			
Motor Controllers									
Locally Mounted	100%	2035	* *	5	\$300	В			
Ground									
Grounding Devices	1000/								
Not Accessible	100%					D			
Stand-by Power									
Transfer Switches	1000/	2025	* *	1	¢14.000	D			
Automatic	100%	2035		1	\$14,900	В			
Generators Diesel	100%	2031	* *	1	\$18,700	В			
Diesei	Other Observation, Extent .		cted : 100%	1	\$10,700	Б			
	Location : Outside	moueraic, meary	. 10070						
	Explanation : One 53 Kw								
Batteries									
Lead/Acid	100%	2016	\$700	5	\$1,800	В			
Fuel Storage			·						
Main Tank	100%	2050	* *	5	\$1,400	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Outdoor Generator Area								
	Explanation : One 100 Ge	allon							
Lighting									
Interior Lighting						_			
Fluorescent	96%	2022	\$239,700	10	\$42,600	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout Th	=							
	Explanation: Using T-12								
Incandescent	4%	2022	\$10,000	2		В			
Egress Lighting	500/	2027	* *			D			
Emergency, Service	50%	2027	* *	1		В			
Exit, Service	50%	2027	~ ~ ~	1		В			
Exterior Lighting HID	100%	2027	* *	10	\$100	D			
	100%	2021		10	\$100	В			
Lightning Protection Arresters/Cabling									
Generic	100%	2050	* *	5	\$1,400	В			
Alarm	100/0	2030			Ψ1,100				
Security System									
No Component	50%					D			
Generic	50%	2027	* *	1	\$9,000	В			
Fire/Smoke Detection					•				
Generic	100%	2027	* *	1-3	\$29,800	В			

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

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING

Asset #: 4123

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	60%			2032	* *	1		В
			Extent : Light, Area	Affected	: 60%			
		n : Steam R		7.7				
			n Supplied From Po					
Natural Gas	40%)		2042	* *	1		В
Conversion Equipment	400/			2022	Ф 22 400	1	Φ0. 600	D
Furnace	40%		Extent : Light Anga	2022	\$23,400	1	\$9,600	В
	Location		Extent : Light, Area	Ајјестеа	: 40%			
		-	of Top Units					
Due o De due in a Walera /I D			oj Top Uniis	2021	* *		¢1.700	D
Pres. Reducing Valve/LP Steam	60%)		2031	* *	5	\$1,700	В
Distribution								
Steam Piping/Pump	60%			2042	* *	4	\$1,400	В
No Component	40%			2042		7	φ1,400	D
Terminal Devices	7070	,						
Air Handler	55%	,		2027	* *	1	\$16,500	В
Fan Coil Unit/Heat	5%			2027	* *	1	\$800	В
No Component	40%						,	D
Air Conditioning								
Energy Source								
Electricity	100%)		2038	* *	1		В
Conversion Equipment								
Ext Pkg Unit -	80%)		2022	\$253,100	2	\$2,400	В
Heating/Cooling								
			Extent : Light, Area	Affected	: 40%			
	Location	-	CT III.					
			of Top Units					
No Component	20%)						D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,000	В
Exhaust Fans	100%)		LIFE		2-3	\$27,000	D
Roof	100%			2022	\$38,100	2	\$1,500	В
Plumbing	100%	<u> </u>		2022	Ψ30,100		φ1,500	<u> </u>
H/C Water Piping								
Brass/Copper	100%)		2042	* *	1		В
HW Heat Exchanger								
Low Temp	100%)		2042	* *	4	\$4,800	В
Sanitary Piping							. , -	
Cast Iron	100%)		LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%)		LIFE	* *	1		В
-								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING

Mechanical	Current Repair	Future Repla	acement	M	aintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
Backflow Preventer									
Generic	100%	2027	* *	1	\$3,000	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : New Enclosure New	ar Sidewalk							
	Explanation: R P Z Located	Outside							
Fixtures									
Generic	100%					В			
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *			C			
-	Other Observation, Extent : Lig	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1-2								
	Explanation: 1 Unit								
Fire Suppression									
Standpipe									
Generic	100%	2048	* *	1-5	\$24,400	В			

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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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$80,300	\$116,200
Interior Architecture	\$715,600	\$13,783,200
Electrical	\$160,300	
Mechanical		\$541,200
Total	\$956,200	\$14,440,600
Priority A	\$80,300	\$116,200
Priority B	\$199,600	\$637,200
Priority C	\$676,300	\$13,687,200
Total	\$956,200	\$14,440,600

Total	\$171,200	\$155,000	\$221,600	\$131,600
Priority C	\$26,200		\$37,800	
Priority B	\$145,000	\$135,600	\$156,800	\$131,600
Priority A		\$19,400	\$27,000	
Total	\$171,200	\$155,000	\$221,600	\$131,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$96,200	\$85,100	\$98,200	\$86,700
Electrical	\$29,100	\$30,800	\$38,900	\$25,200
Interior Architecture	\$26,200		\$37,800	
Exterior Architecture		\$19,400	\$27,000	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
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	100%			2027	* *	10	\$80,300	A
Membrane								
terior								
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
			ents, Extent : Mod					
			rt Wash Down Are					
			d, Extent : Moderat		33			
	Location	: Food Ca	rt Wash Down Are	a In Bas	ement Kitchen			
Concrete Masonry Unit	15%			LIFE	* *	5	\$22,900	С
Fabric on Framing	35%	Now	\$676,300	2023	\$13,526,400	5	\$33,500	C
	Deteriora	ted Finish,	Extent : Light, Ared	a Affecte	d : 5%			
	Location	: Through	out					
Gypsum Board	45%			LIFE	* *	5	\$103,300	С
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$39,300	2035	* *	5	\$48,900	В
			ents, Extent : Ligh		ffected : 10%	-	, -,-	
		: Through	_	•				
Exposed Concrete	10%			LIFE	* *	5	\$2,400	В
Gypsum Board	25%			LIFE	* *	5	\$47,100	В
Sypsum Dourd	23/0			LILE		<u> </u>	ψ+7,100	<u>и</u>

Electrical	Cu	rent	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

Electrical Current Repair		epair	Future Replacement			Maintenance		
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment Air Circuit Breaker	100% Other Observ Location : 1		xtent : Moderate, A l Room	2042 Area Affe	* * ccted : 100%	5	\$900	В
	Explanation Disconnect		1000 Amps, One 30	000 Amps	s, One 1600 Amps .	And One	1200 Amps Main	
Switchgear / Switchboard Fused Disc Sw	100%			2042	* *	5	\$800	В
Raceway Conduit	100%			2042	* *	1		В
Panelboards Molded Case Bkrs	100%			2038	* *	5	\$4,600	В
Wiring Thermoplastic	100%			2042	* *	1		В
Motor Controllers Locally Mounted Motor Control Center	10%			2035 2035	* *	5 5	\$100 \$4,300	B B
Ground	90%			2033		3	\$4,300	D
Grounding Devices Generic	100%			LIFE	* *	5	\$2,600	В
Stand-by Power Transfer Switches Automatic	100%			2035	* *	1	\$53,800	В
Generators	100/0			2033		1	φ33,800	ъ
Diesel	100% Other Observ Location : I Explanation	Basement		2031 Area Affe	* * ccted : 100%	1	\$67,700	В
Batteries	400-			•	* =00	_		_
Lead/Acid	100%			2016	\$700	5	\$6,500	В
Fuel Storage Day Tank	50% Other Observ Location : 0 Explanation	Generato		2038 Area Affe	* * cted : 100%	5	\$16,200	В
Main Tank	50%	cation, E.	xtent : Moderate, A t	2050 Area Affe	* * rcted : 50%	5	\$2,600	В

Lighting

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current R	epair Fu	iture Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Ye		ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	98%	202	27	* *	10	\$157,100	В
	Other Observation, Ex	xtent : Moderate, Area I	Affected : 1	100%			
	Location: Througho	out The Building					
	Explanation: Using	T-8 Lamps					
Fluorescent	2%	202	27	* *	10	\$3,200	В
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Througho	put					
	Explanation : Using	T-5 Lamps					
Egress Lighting		·					
Emergency, Service	40%	202	27	* *	1		В
Emergency, Battery	10%	202	27	* *	10	\$4,200	В
Exit, Service	50%	202	27	* *	1		В
Exterior Lighting							
HID	100%	202	27	* *	10	\$500	В
Lightning Protection							
Arresters/Cabling							
Generic	100%	20:	50	* *	5	\$5,100	В
Alarm						·	
Security System							
No Component	50%						D
Generic	50%	203	27	* *	1	\$32,600	В
Fire/Smoke Detection							
Generic	100%	20:	27	* *	1-3	\$107,700	В

Mechanical	Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2032	* *	1		В
C	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t Steam Room					
	Explanation : Steam	n Supplied From Po	wer Hoi	use			
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2031	* *	5	\$10,400	В
Steam						,	
	Other Observation, E.	xtent : Light, Area	Affected	: 50%			
	Location : Steam Ro	oom					
	Explanation: 3 Hea	at Exchangers For I	Radiator	s And Induct Coils	·		

 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2038	* *	4	\$4,300	В
Steam Piping/Pump	50%		\$30,300	2042	* *	4	\$4,300	В
			: Moderate, Area A	Affected :	2%			
		ı : Steam R						
	-	_	nt : Severe, Area A	ffected :	50%			
			ontrol System					
			Extent : Moderate, A	Area Affe	cted : 20%			
		ı : Steam R						
	Explana	tion : Cond	lensate Return Pum	p Is Und	er Sized			
Terminal Devices								
Air Handler	50%			2027	* *	1	\$54,100	В
Convector/Radiator	40%			2035	* *	1	\$22,600	В
Fan Coil Unit/Heat	10%			2027	* *	1	\$5,700	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	* *	1	\$189,200	В
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : M E R, E	Basement					
	Explana	tion: 2 Un	its					
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$8,600	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$108,100	В
Heat Rejection								
Water Cool Tower	100%			2023	\$497,900	2	\$175,900	В
Ventilation					·		·	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,500	В
Exhaust Fans								
Interior	50%			2027	* *	2	\$2,700	В
Roof	50%			2027	* *	2	\$2,700	В
Plumbing							+-,	
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
HW Heat Exchanger	-0070			_ _				
Low Temp	100%			2048	* *	4	\$25,900	В
Sanitary Piping	-00/0					•	+20,200	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100/0							
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	100/0			тить	•	1		ע
Rigid Piping	100%			2027	* *	4	\$1,600	В
	100%			2027	. •	4	\$1,000	D
Sewage Ejector(s)	100%			2027	* *	4	¢1 600	D
Electric	100%			2027	.v. d.	4	\$1,600	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
Generic	100%	2027	* *	1	\$10,700	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			C
	Other Observation, Extent : Li	ght, Area Affected : 8	20%			
	Location: B-5					
	Explanation: 3 Units					
Hydraulic	25%	LIFE	* *			С
·	Other Observation, Extent : Li	ght, Area Affected : 2	0%			
	Location: B-1					
	Explanation : 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2048	* *	1-5	\$88,100	В
Sprinkler						
Generic	100%	2048	* *	1-2	\$49,000	В
Fire Pump						
Generic	100%	2035	* *	1	\$32,600	В

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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

Area Sq Ft : 303,425 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 12-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$629,400
Interior Architecture		\$929,400
Electrical		\$1,580,900
Mechanical	\$39,700	\$39,700
Total	\$39,700	\$3,179,300
Priority A		\$629,400
Priority B	\$39,700	\$1,682,500
Priority C		\$867,400
Total	\$39,700	\$3,179,300

EVDENCE	FY 2016	FY 2017	FY 2018	FY 2019
EXPENSE	F1 2010	F1 2017		F1 2019
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
Total	\$28,000	\$25,700	\$35,400	\$24,000
Priority A			\$5,700	
Priority B	\$28,000	\$25,700	\$29,700	\$24,000
Total	\$28,000	\$25,700	\$35,400	\$24,000



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Asset #: 280

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Cast in Place Concrete	85%		LIFE	* *	5	\$220,100	A
Masonry: Brick	15%		LIFE	* *	5	\$7,800	Α
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
Interior Walls							
Cast in Place Concrete	95%		LIFE	* *			C
Masonry: Brick	5%		LIFE	* *			C
Ceilings							
Exposed Concrete	100%		LIFE	* *	5	\$62,000	В

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Conduit	100%		2023	\$165,400	1		В
Panelboards							
Molded Case Bkrs	100%		2031	* *	5	\$8,000	В
Wiring							
Thermoplastic	100%		2033	* *	1		В
Lighting							
Interior Lighting							
HID	100%		2023	\$163,000	10	\$9,800	В
Egress Lighting							
Exit, Service	100%		2023	\$43,800	1		В
Exterior Lighting							
HID	100%		2023	\$16,200	10	\$900	В
Alarm							
Security System							
No Component	70%						D
Generic	30%		2023	\$273,300	1	\$34,000	В
	Other Obse	ervation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Hallways					
	Explanati	ion : CCTV Surveillance Syst	em				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2023	\$935,500	1-3	\$56,100	В
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: Strobe Lights, Ma	anual Pull Statio	on			

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location: 1-5					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$153,000	В

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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

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		
Total	\$7,051,100	\$69,858,600		
Priority A	\$3,457,600	\$1,265,900		
Priority B	\$2,357,500	\$25,920,100		
Priority C	\$1,236,000	\$42,672,600		
Total	\$7,051,100	\$69,858,600		

Total	\$696,200	\$596,800	\$618,200	\$765,300
Priority C	\$87,100			\$203,200
Priority B	\$609,200	\$596,800	\$618,200	\$562,100
Priority A				
Total	\$696,200	\$596,800	\$618,200	\$765,300
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Mechanical	\$241,200	\$249,500	\$273,400	\$239,000
Electrical	\$172,000	\$166,900	\$164,400	\$142,600
Interior Architecture	\$102,600			\$203,200
Exterior Architecture				
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	67%			LIFE	* *	5	\$553,500	A
Masonry: Brick	25%	Now	\$309,200	LIFE	* *	5	\$206,500	A
			xtent : Moderate, A	rea Affe	cted : 10%			
		ı : North Fa	icade Section A					
Window Wall	5%			2043	* *	5	\$154,900	A
Window Wall	3%			2049	* *	5	\$92,900	A
			Extent: Light, Are	a Affecte	ed : 100%			
	Location	: New Ann	ex					
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
			, Extent : Moderate h Floor Section A	, Area A	ffected : 25%			
	Insul Miss		Extent : Moderate	, Area A	ffected : 20%			
			xtent : Moderate, A ı, Room 9d Various			Section A		
Modified Bitumen	10%		,, 1100 > 60	2031	* *	10	\$44,100	
Modified Bituilleii		nstruction	Extent : Light, Are		od + 100%	10	\$44,100	А
		nstruction, 1 : New Ann		u rijjecie	u. 10070			
D - 11 D C				2025	¢00.200	-	¢10.400	
Roll Roofing	5%		\$90,200 lerate, Area Affecte	2025	\$90,200	5	\$18,400	A
		xieni . Mod i : Over 10t		ea . 2070				
				A CC a a t a d	. 250/			
		aea, Extent 1 : Over 10t	: Moderate, Area A	ъјјестеа .	. 4370			
g		. Over 10t	11 1001	20.15	* *	1.0	Φ=0 (00	
Skylight, Metal/Glass	5%			2043	* *	10	\$73,400	A

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Architecture		Current F	Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	10%			2022	\$1,960,900	3	\$309,600	C
Cast in Place Concrete	10%			LIFE	* *	5	\$338,700	C
Ceramic Tile	5%		\$74,400	2032	* *	5	\$38,700	C
		_	Extent: Moderate	Area Aj	ffected : 10%			
	Location	ı : Film Lal	s Developing Pit					
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$348,300	С
Vinyl Tile	60%	Now	\$783,700	2028	* *	3	\$348,300	C
·	Broken/M	issing Elem	ents, Extent : Light	, Area A	ffected : 20%			
	Location	ı : Through	out					
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
Vinyl Tile	5%			2031	* *	3	\$38,700	С
Interior Walls								
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
Ceilings								
AcousTileConcealSpLn	45%			2028	* *	5	\$867,700	В
AcousTileSusp.Lay-In	28%			2036	* *	5	\$431,900	В
AcousTileSusp.Lay-In	5%			2040	* *	5	\$77,100	В
Exposed Struc: Steel	7%			LIFE	* *			В
Gypsum Board	5%	Now	\$15,500	LIFE	* *	5	\$96,400	В
	_	Crumbling, 1 : Stair A	Extent : Moderate	Area Aj	ffected : 2%			
			xtent : Moderate, A	rea Affe	cted : 10%			
			or Section A, Stair					
	10%			LIFE	* *	5	\$192,800	В

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•					
Service Equipment						
Air Circuit Breaker	100%	2023	\$173,200	5	\$5,400	В
	Other Observation, Extent: Moderate,	Area Affec	rted : 100%			
	Location : Electrical Room					
	Explanation: 3 - Main Service Protection	ctors Rated	l @ 5000 Amperes	s Each		
Transformers			-			
Dry Type	100%	2021	\$14,800	5	\$3,800	В
3 31	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Electrical Room					
	Explanation : 3 - 1000 Kva, 460/208/	120 Volts				

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	C	Current Repair Future Replacement			M		
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	50%		2023	\$301,100	5	\$2,200	В
Molded Case Bkrs	50%		2023	\$301,100	5	\$13,600	В
Raceway							
Conduit	90%		2023	\$773,100	1		В
Conduit	10%		2043	* *	1		В
Panelboards							
Fused Disc Sw	10%		2039	* *	5	\$2,400	В
Molded Case Bkrs	45%		2022	\$394,500	5	\$12,300	В
Molded Case Bkrs	45%		2031	* *	5	\$12,300	В
Wiring							
Thermoplastic	90%		2023	\$874,700	1		В
Thermoplastic	10%		2043	* *	1		В
Motor Controllers							
Locally Mounted	10%		2021	\$162,900	5	\$700	В
Motor Control Center	50%		2021	\$814,400	5	\$14,100	В
Motor Control Center	40%		2028	* *	5	\$11,300	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$15,200	В
		vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Water Main					
	Explanation	n : Connected With Main W	ater Pip	e			
Stand-by Power							
Transfer Switches							
Automatic	90%		2021	\$10,400	1	\$286,400	В
Automatic	10%		2040	* *	1	\$31,800	В
Generators							
Diesel	70%		2019	\$54,600	1	\$280,400	В
		vation, Extent : Moderate, A	Area Affe	ected : 100%			
		Generator Room					
	Explanation	n : Two 1000 Kw Waukesho	ı				
Diesel	30%		2036	* *	1	\$120,200	В
	Other Obser	vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Generator Room					
	Explanation	n : Caterpillar Genset Rate	<u>d @ 20</u> 0	0 Kw			
Batteries		<u> </u>	·				
Lead/Acid	30%		2018	\$200	5	\$11,500	В
Nickel Cadmium	70%		2018	\$500	5	\$161,400	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Electrical	Current Repair	Current Repair Future Replaceme		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage						
Day Tank	50%	2031	* *	5	\$95,900	В
	Other Observation, Extent : Moderate Location : Generator Room	, Area Affeo	cted : 100%			
	Explanation: 275 Gallons Capacity					
Underground Storage	50% Other Observation, Extent: Moderate Location: Underground Explanation: 10,000 Gallons Capac		* * cted : 100%	5	\$32,000	В
Lighting						
Interior Lighting						
Fluorescent	95%	2028	* *	10	\$901,200	В
	Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 Lamps	, Area Affeo	cted : 100%			
Fluorescent	4%	2028	* *	10	\$37,900	В
Puotescent	Other Observation, Extent : Moderate Location : Corridors	, Area Affeo	cted : 100%	10	\$37,900	Б
IIID	Explanation: Compact Fluorescent			10	\$200	Ъ
HID	1%	2018	\$37,600	10	\$300	В
Egress Lighting Emergency, Service	50%	2028	* *	1		В
Exit, Service	50%	2028	* *	1		В
Exterior Lighting	3070	2020		1		
HID	100%	2023	\$375,400	10	\$3,200	В
Lightning Protection	10070	2023	Ψ373,100	10	Ψ3,200	
Arresters/Cabling						
Generic	100%	2026	* *	5	\$30,400	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2023	\$931,600	1	\$115,900	В
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location: Hallways And Outside Bu	ilding				
	Explanation : CCTV Surveillance Sy	stem				
Fire/Smoke Detection						
Generic	100%	2023	\$10,630,400	1-3	\$637,400	В
	Other Observation, Extent: Moderate	, Area Affeo	cted : 100%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Manual	Pull Statio	n, Alarm Bells An	d Smoke	Detectors	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source	400							_
Campus Steam	100%			2033	**	1		В
			Extent : Severe, Are	a Affecte	d: 100%			
		: Through		<i>a</i> .	D 11 11			
	Explana	tion : Stear	n Is Provided From	Service	Building			
Conversion Equipment	1,000/			2026	* *	1	¢511 400	D
Heat Exchanger	100%			2026		1	\$511,400	В
			Extent : Light, Area		: 100%			
			or Mechanical Room	n				
D' - '1'	Explana	tion : 14 U	nits					
Distribution	0.007	2.4	¢412.500	2021	* *	4	¢40.000	D
Hot Wtr Piping/Pump	80%	2-4	\$412,500	2031	* *	4	\$40,800	В
			evere, Area Affecte	a : 20%				
		: Through	tout					
Steam Piping/Pump	20%			2033	* *	4	\$15,300	В
Terminal Devices								
Air Handler	50%			2023	\$2,767,000	1	\$319,800	В
Convector/Radiator	20%			2028	* *	1	\$66,800	В
Induction Unit	30%			2026	* *	1	\$100,200	В
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$76,500	В
Terminal Devices								
Air Handler/Cool/Ht	70%			2023	\$3,051,700	1	\$447,700	В
Induction Unit	30%			2023	\$1,714,000	1	\$100,200	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$576,800	В
Exhaust Fans								
Interior	95%			2023	\$1,077,800	2	\$30,100	В
Roof	5%			2023	\$40,800	2	\$1,600	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
Sanitary Piping	·							
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%		\$28,700	LIFE	* *	1		В
	Corroded,	Extent: S	evere, Area Affecte	d: 2%				
	Location	: Staircas	e A - 10th Floor					
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Electric	100%			2023	\$11,000	4	\$1,600	В
Backflow Preventer								
Not Accessible	100%							D

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Replac	ement	M	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent : Light	, Area Affected : 100%					
	Location: (14) B-10 (2) B-11						
	Explanation: 16 Units						
Escalators							
Over 20' Rise	100%	LIFE	* *			C	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: 1st To 2nd Floor Up	& Down					
	Explanation: 2 Units						
Fire Suppression							
Standpipe							
Generic	100%	2043	* *	1-5	\$540,800	В	
Sprinkler							
Generic	100%	2033	* *	1-2	\$289,700	В	

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
Total	\$1,044,300	\$2,877,600
Priority A	\$761,800	\$79,000
Priority B	\$282,500	\$2,642,500
Priority C		\$156,000
Total	\$1,044,300	\$2,877,600

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
Total	\$110,800	\$47,900	\$88,100	\$58,200
Priority A	\$33,600		\$3,800	\$15,500
Priority B	\$77,300	\$47,400	\$84,300	\$42,600
Priority C		\$500		
Total	\$110,800	\$47,900	\$88,100	\$58,200



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 279

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	ı							
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%		\$297,900	LIFE	* *	5	\$26,000	A
		aged Flash 1 : Through	ings, Extent : Mod out	erate, Ar	ea Affected : 50%			
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
		s/Displaced 1 : Through	, Extent : Moderate out	e, Area A	ffected : 20%			
		aged Flash i : Through	ings, Extent : Mod out	erate, Ar	ea Affected : 50%			
	Vegetation Growth, Extent : Moderate, Area Affected : 30% Location : Throughout							
		netration, E n : Over Thi	xtent : Moderate, A ird Floor	Area Affe	cted : 10%			
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	С
Ceilings								
Exposed Concrete	75%			LIFE	* *	5	\$8,800	В
Exposed Struc: Steel	25%			LIFE	* *			В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2023	\$17,000	5	\$400	В
	Other Observation, Extent: Moderate,	Area Affec	cted : 100%			
	Location : Electrical Room					
	Explanation : 4- Main Service Discon	nect Switc	hes Rated @ 5000) Ampere	es Each	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 279

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2021	\$14,800	5	\$300	В
7 71	Other Ob.	servation, E	Extent : Moderate, A	Area Affe				
	Location	n : Electrica	al Room					
	Explana	tion : 3 - 15	5 Kva , 480/208/120	Oν				
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$39,600	5	\$200	В
Fused Disc Sw	20%			2033	* *	5	\$100	В
Molded Case Bkrs	30%			2023	\$23,800	5	\$600	В
Raceway								
Conduit	90%			2023	\$65,400	1		В
Conduit	10%			2043	* *	1		В
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$200	В
Molded Case Bkrs	90%			2022	\$48,600	5	\$1,900	В
Wiring								
Thermoplastic	90%			2023	\$74,600	1		В
Thermoplastic	10%			2043	* *	1		В
Motor Controllers								
Locally Mounted	5%			2021	\$3,400	5		В
Locally Mounted	5%			2036	* *	5		В
Motor Control Center	45%			2028	* *	5	\$1,000	В
Motor Control Center	45%			2021	\$30,500	5	\$1,000	В
Ground								
Grounding Devices	1.000/							
Not Accessible	100%			1.00				D
			Extent : Light, Area	Affected	2:0%			
		ı : Basemen	-	ъ.	D			
	Explana Insulatio		ected To Metal Wa	ter Pıpe.	Point Of Contact	Not Visib	ole; Covered With	
Stand-by Power	msutant	m						
Transfer Switches								
Automatic	75%			2021	\$8,600	1	\$18,500	В
Automatic	25%			2036	**	1	\$6,200	В
Generators	2070						\$0 ,2 00	
Diesel	70%			2019	\$54,600	1	\$21,700	В
			Extent : Moderate, A			_	, — - , · · · ·	_
	Location : G			33				
	Explana	tion : Two	Waukesha 1000 Kw	,				
Diesel	30%			2026	* *	1	\$9,300	В
210001			Extent : Moderate, A		ected : 100%	_	Ψ>,500	2
	Location: Generator Room							
			l @ 1400kw					
Batteries	<i>p</i>							
Nickel Cadmium	100%			2016	\$700	5	\$17,800	В
					+.30		, - , , - , - , -	<u> </u>

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current R	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
tand-by Power									
Fuel Storage									
Day Tank	50%		2031	* *	5	\$7,400	В		
	Other Observation, Ex Location : Generato Explanation : 100 G	r Room	Area Affe	cted : 100%					
Underground Storage	50%		LIFE	* *	5	\$2,500	В		
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Underground Explanation: 10,000 Gallons Capacity								
ighting									
Interior Lighting									
Fluorescent	97%		2023	\$400,600	10	\$71,200	В		
	Other Observation, Ex Location: Througho Explanation: T-8 La	ut The Building	Area Affe	cted : 100%					
HID	2%	1	2018	\$5,800	10	\$100	В		
Incandescent	1%		2018	\$4,100	2	Ψ100	В		
Egress Lighting				. ,					
Emergency, Service	50%		2023	\$5,800	1		В		
Exit, Service	50%		2023	\$5,800	1		В		
Exterior Lighting				, , , , , , ,					
HID	100%		2023	\$29,000	10	\$200	В		
larm				+,		+			
Security System									
No Component	70%						D		
Generic	30%		2023	\$72,100	1	\$9,000	В		
		ctent : Moderate, A				1- 4			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways								
	Explanation : CCTV		em And I	ntrusion Alarm Sy	stem				
Fire/Smoke Detection	-	· · · · · · · · · · · · · · · · · · ·							
Generic	100%		2023	\$822,200	1-3	\$49,300	В		
	Other Observation, Ex	ctent : Moderate, A	Area Affe	cted : 100%					
	Location: Throughout The Building								
	Explanation : Strobe	Lights, Manual P	ull Statio	on And Smoke Dete	ectors An	d Horns			

Mechanical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2043	**	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 279

Mechanical		Current F	Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment	1000			2026	* *	1	ф до 2 00	Б
Steam Boiler	100%			2036		1	\$79,200	В
			Extent : Light, Area nt Boiler Room	Ајјестеа .	: 100%			
			и вонет коот its To Service The I	Entira H a	enital Complex 2	Heat Ex	changers Convert	
	-	non . 4 On Hot Water	us 10 service The I	zniire 110.	<i>врнин Сотріех.</i> 2	Heui Ex	changers Convert	
Distribution								
Hot Wtr Piping/Pump	20%			2039	* *	4	\$800	В
Steam Piping/Pump	80%			2033	* *	4	\$4,700	В
Terminal Devices								
Air Handler	60%	Now	\$25,700	2023	\$256,800	1	\$26,700	В
			loderate, Area Affe		6			
		1: 2nd & 3	rd Floor Mechanic					
Fan Coil Unit/Heat	20%			2023	\$237,700	1	\$5,200	В
Unit Heater-Stm/HW	20%			2023	\$102,500	4	\$1,500	В
Air Conditioning								
Energy Source	1000/			2021	* *	1		D
Electricity	100%			2031	-11-	1		В
Conversion Equipment Centrifugal, Elec Chiller	100%			2032	* *	1	\$86,600	В
Centifugai, Elec Cinner		aerant Fr	tent : Light, Area A			1	\$80,000	Ъ
	Location: 2nd				10070			
			Extent : Light, Area		: 100%			
			or Refrigeration Pla					
			its Service The Enti		al Complex			
Distribution	-				-			
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$3,900	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$337,200	1	\$49,500	В
Heat Rejection								
Water Cool Tower	100%	0-2	\$227,900	2028	* *	2	\$64,400	В
			loderate, Area Affe	cted : 30%	6			
	Location	-	A A CC .	1 200/				
	Location		evere, Area Affecte	a : 20%				
Ventilation	2000000							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	В
Exhaust Fans								
Interior	95%			2023	\$83,400	2	\$2,300	В
Roof	5%			2023	\$3,200	2	\$100	В
Plumbing	·							
H/C Water Piping								
Brass/Copper	70%			2033	* *	1		В
Galv Iron/Steel	30%			2028	* *	1		В

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repai	r Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2033	* *	4	\$11,900	В
	Other Observation, Extent	0 . 55	: 100%			
	Location : 3rd Floor Me	chnical Room				
	Explanation : Provide H	ot Water To Entire Hos	pital Complex			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2028	* *	4	\$2,500	В
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$2,500	В
Fixtures						
Generic	100%					В
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$40,300	В
Fire Pump						
Generic	100%	2026	* *	1	\$14,900	В
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: Services T	he Entire Hospital Con	ıplex			

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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

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
Total	\$2,843,300	\$1,816,800
Priority A	\$2,004,500	\$711,800
Priority B	\$689,900	\$652,900
Priority C	\$149,000	\$452,200
Total	\$2,843,300	\$1,816,800

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
Total	\$113,800	\$76,700	\$82,800	\$95,800
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
Total	\$113,800	\$76,700	\$82,800	\$95,800



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 749

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Masonry: Brick	80%			LIFE	**	5	\$158,300	A
			xtent : Severe, Are	a Affecte	ed : 100%			
	Location .	_		a 2009 G	Euman Building Cl	loand Du	a Ta Humiama	
			na 1s From Octob odated Survey Req		Survey, Building Cl	osea Du	e 10 nurricane	
Metal/Glass Curt Wall	15%		saarea sarrey req	LIFE	* *	5	\$55,600	A
Window Wall	5%			2044	* *	5	\$37,100	A
Windows	270			2011			Ψ37,100	
Aluminum	100%	4+	\$1,855,200	2049	* *	5	\$22,300	A
1 11 11 11 11 11 11 11 11 11 11 11 11 1			ked, Extent : Mode		ea Affected : 15%	C	Ψ=,εσσ	
	_	: Penthous			55			
	Thermally I	nefficient,	Extent : Moderate	e, Area A	ffected : 100%			
	Location .	: Through	out					
	Weather Str	rip Missing	g, Extent : Modera	te, Area	Affected : 100%			
	Location .	: Through	out					
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$21,700	A
Metal Rail	20%			2037	* *	5-10	\$98,100	A
Roof								
IRMA/Protected	40%			2024	\$235,200	10	\$29,700	A
Membrane	4.007	2.4	413 000	2020	de de			
Modified Bitumen	10%	2-4	\$12,900	2029	**			A
	Vegetation Location :		xtent : Moderate, 1 .s	Area Affe	ectea : 30%			

Traffic Topping	50%	Now	\$89,700	2024	\$224,100			A
			xtent : Severe, Are		d:60%			
	Location .	: Inrough	out Outdoor Tenni	s Courts				
Interior								
Floors	10%			2025	\$316,100	2	\$49,900	C
Carpet Cast in Place Concrete	10%			LIFE	\$310,100 * *	3 5	\$54,600	C C
Cast in Flace Concrete Ceramic Tile	5%			2033	* *	5	\$12,500	C
Granite Panels	5% 5%			LIFE	* *	5	\$9,400	C
Vinyl Tile	50%			2029	* *	3	\$46,800	C
Vinyl Tile Vinyl Tile	15%	Now	\$94,800	2024	\$315,900	3	\$14,000	C
v myr rne			, Extent : Severe, A			5	Ψ11,000	C
		: 14th Floo		33				
Under Construction	5%							D
Interior Walls	370							ע
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	Č
			Extent : Severe, A		cted : 40%	-	+ - J, - J	-
	_	: 14th Floo		-				
Under Construction	5%							D

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 749

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	70%			2037	* *	5	\$218,400	В
AcousTileSusp.Lay-In	15%	Now	\$60,100	2029	* *	5	\$18,700	В
	Water Pen	etration, E	xtent : Severe, Area	a Affecte	d : 40%			
	Location	: Through	out From Tennis Co	ourt Rooj	f			
Exposed Concrete	10%			LIFE	* *	5	\$3,900	В
Under Construction	5%							D

Electrical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
			Extent : Light, Area	Affected	!: 0%			
	Location					_		
	Explana	tion: This	Building Was Floo	ded Due	To Hurricane San	dy.		
Transformers	1.000/							-
Not Accessible	100%							D
Switchgear / Switchboard	1.000/							-
Not Accessible	100%							D
Raceway	1.000/							-
Not Accessible	100%							D
Panelboards	1.000/							ъ
Not Accessible	100%							D
Wiring	1.000/							ъ
Not Accessible	100%							D
Motor Controllers	1.000/							ъ
Not Accessible	100%							D
Ground								
Grounding Devices Not Accessible	100%							D
	100%							<u>D</u>
Stand-by Power Transfer Switches								
Not Accessible	100%							D
Generators	10070							<u> </u>
Not Accessible	100%							D
Batteries	10070							
Not Accessible	100%							D
Fuel Storage	10070							<u> </u>
Not Accessible	100%							D
Lighting	100/0							<u> </u>
Interior Lighting								
Not Accessible	100%							D
Egress Lighting	100/0							
Not Accessible	100%							D

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 749

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Lightning Protection				
Arresters/Cabling				
Not Accessible	100%			D
Alarm				
Security System				
Not Accessible	100%			D
Fire/Smoke Detection				
Not Accessible	100%			D

Mechanical	Current Rep	air F	uture	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)		ear] FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating							
Energy Source							
Campus Steam	100% Now	\$10,900 20	034	* *	1		В
	Corroded, Extent: Sever						
	Location : Steam Line	In Tunnel From Ma	in Bui	lding			
	Other Observation, Exten		ected :	100%			
	Location : First Avenue						
	Explanation : Tempora	ry Boiler Set Up Or	n Stree	et Due To Hurrico	ine Sand	y Flood Damage	
Conversion Equipment							
Heat Exchanger	80%		020	\$28,200	1	\$66,000	В
	Other Observation, Exten		ected :	100%			
	Location: Throughout						
	Explanation : No Acces	ss For Survey Due T	Го Ниг	rricane Sandy Flo	oding		
Pres. Reducing Valve/L Steam	P 20%	20	027	* *	5	\$2,000	В
Distribution							
Hot Wtr Piping/Pump	80% Now	\$199,500 20	032	* *	4	\$6,600	В
	Corroded, Extent: Sever	e, Area Affected : 3	80%				
	Location: Basement M	lechanical Room					
Steam Piping/Pump	20% Now	\$46,200 20	034	* *	4	\$1,600	В
1 2 1	Corroded, Extent : Sever		80%			. ,	
	Location : Basement M	!echanical Room					
Terminal Devices							
Air Handler	20% Now	\$53,500 20	024	\$178,400	1	\$18,600	В
	Corroded, Extent : Mode	rate, Area Affected	: 30%	ó			
	Location: Basement						
Convector/Radiator	80%	20)29	* *	1	\$43,100	В
ir Conditioning							
Energy Source	400-						_
Electricity	100%	20	032	* *	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 749

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	20%			2024	\$112,300	1	\$15,500	В
	Location	: Through	Extent : Light, Area out ccess For Survey	Affected	: 100%			
Window/Wall Unit No Component	50% 30%		<u>`</u>	2019	\$170,100	1		B D
Distribution	3070							
Chilled Wtr Pipe/Pump No Component	20% 80%			2024	\$113,200	4	\$2,500	B D
Terminal Devices								
Air Handler/Cool/Ht No Component	20% 80%			2024	\$98,400	1	\$20,600	B D
Heat Rejection								
Evap Condenser		Extent : Se	\$18,900 evere, Area Affected at Mechanical Room		* *	2	\$18,600	В
	Obsolete I	Equipment,	Extent : Severe, Ar at Mechanical Room	ea Affect	ted : 10%			
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$93,000	В
Exhaust Fans Roof	Location	: Through	Extent : Light, Area out ccess For Survey	2029 Affected	**: 100%	2	\$5,100	В
Plumbing	-							
H/C Water Piping Brass/Copper	100%			2034	* *	1		В
HW Heat Exchanger Low Temp		0-2 led Life, Ex 1: 14th Flo	\$51,300 tent : Severe, Area or	2054 Affected	**	4	\$16,500	В
	Location	ı : Building	Extent : Light, Area					
	•		000 Gallon Tank Se d Serving Lower Fl		pper Floors			
Sanitary Piping								
Cast Iron	Location	i : Through	Extent : Light, Area out ccess For Survey	LIFE Affected	* * : 100%	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2024	\$11,000	4	\$2,500	В
Backflow Preventer						
Generic	100%	2029	* *	1	\$10,200	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligi	ht, Area Affected : 1	00%			
	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

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
Total	\$15,465,700	\$24,714,100
Priority A	\$4,475,700	\$1,508,500
Priority B	\$9,833,900	\$16,150,200
Priority C	\$1,156,100	\$7,055,400
Total	\$15,465,700	\$24,714,100

Total	\$605,400	\$799,900	\$876,800	\$770,500
Priority C	\$15,100	\$72,200	\$112,600	\$15,100
Priority B	\$581,300	\$727,700	\$764,300	\$715,600
Priority A	\$9,000			\$39,900
Total	\$605,400	\$799,900	\$876,800	\$770,500
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Mechanical	\$272,100	\$406,400	\$422,200	\$391,200
Electrical	\$95,900	\$108,100	\$128,800	\$111,200
Interior Architecture	\$15,100	\$72,200	\$112,600	\$15,100
Exterior Architecture	\$9,000			\$39,900
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls							
Cast in Place Concrete	2% Now	\$46,100	LIFE	* *	5	\$82,400	A
	_	lements, Extent : Mod		rea Affected : 20%			
	Location : Cano	pies At Receiving Cou	rtyard				
Masonry: Brick	88%		LIFE	* *	5	\$724,900	A
Masonry: Brick	2% Now	\$49,300	LIFE	* *	5	\$16,500	A
	Rusting Masonry S	Supt, Extent : Severe,	Area Aff	ected : 100%			
	Location : At Wo	ılkway To Pediatric E	Intrance				
		ı, Extent : Severe, Are		ed : 100%			
	Location: Walk	way To Pediatric Entr	ance				
		gles Supporting Conc porarily Supported By			Deterior	ated. The	
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
		sh, Extent : Moderate,	Area Af	fected : 50%			
	Location: Throu	ghout Basement					
		ent, Extent : Moderate	e, Area A	ffected : 50%			
	Location: Throu	ghout Basement					
Aluminum	20% Now	\$2,888,000	2049	* *	5	\$34,700	A
	Ctrwt/Balnc Not F	unct, Extent : Modero	ate, Area	Affected: 25%			
	Location: Throu	ghout					
	Unit Inoperable, E	Extent : Moderate, Are	ea Affecte	ed : 50%			
	Location: Throu	ghout					
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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof	1.00/		0.45 700	2020	ماد ماد	_	фо 000		
Asphalt Macadam	10%		\$45,700	2029	**	5	\$9,000	Α	
	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	5%	Now	\$133,200	2034	**	10	Ψ=0,>00	A	
Membrane			,						
		_	ings, Extent : Mod						
			w Born Pavillion C	-					
			Extent : Moderate, A						
			w Born Pavillion C	-					
			Extent : Moderate, A w Born Pavillion	Area Affe	cted : 100%				
		i . Over ne tion : Traff							
IRMA/Protected	10%		\$213,100	2034	* *			A	
Membrane	1070	NOW	Ψ213,100	2034				А	
	Water Pen	etration, E	Extent : Moderate, A	Area Affe	cted : 20%				
	Location	ı : Over Au	ditorium And Emer	gency R	oom				
			: Moderate, Area						
	Location	ı : Over Au	ditorium And Emer	gency R	oom				
IRMA/Protected Membrane	5%	Now	\$106,500	2034	* *			A	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
			nergency Room						
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over Emergency Room								
				Affected.	. 500/				
			: : Moderate, Area . nergency Room	Ајјестеа	: 30%				
Modified Bitumen	50%	i. Over En	ergency Room	2020	* *	10	¢124.700	Α.	
	5%	Now	\$9,000	2029 2024	\$45,000	10	\$134,700	A A	
Single Ply Membrane								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

Asset #: 281

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior	•			•		•		•
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 Ob:	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Corridoi	rs					
	Explana	tion : 9 incl	h X 9 inch Tiles					
Vinyl Tile	5%			2032	* *	3	\$25,200	С
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	* *		, — · · · , · · · ·	Č
Ceilings								
AcousTileConcealSpLn	50%			2029	* *	5	\$840,100	В
redustriceonecuispen			Extent : Moderate, A		cted : 20%		70.0,-00	_
	Location: New Born Pavillion, Emergency Room							
AcousTileSusp.Lay-In	33%			2037	* *	5	\$443,600	В
Exposed Concrete	5%		\$643,700	LIFE	* *	5	\$10,500	В
Exposed Concrete			. ,			3	\$10,500	Б
	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							
			nsion Joint Failure					
Maral Day 1			пыон зони ғаниғе		* *		\$0.4.000	D
Metal Panel	5%			LIFE		5	\$84,000	В
Metal Panel	2%			LIFE	* *	5	\$33,600	В
Plaster	5%			LIFE	**	5	\$42,000	В
			Extent : Severe, Are	a Affecte	a : 10%			
	Location	n : Auditori	ит					

Electrical	Current Repair % of Fail Date Estimated Cost Total (Years)			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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

Electrical	Current Repair	Future l	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment Air Circuit Breaker	50% Other Observation, Extent : Moderate, Location : Electrical Room 1	2024 Area Affecto	\$81,200 ed : 100%	5	\$2,300	В
	Explanation: 2-3000 Amperes Main	Service Pro	otectors			
Air Circuit Breaker	50% Other Observation, Extent : Moderate, Location : Electrical Room 2			5	\$2,300	В
	Explanation: 2-4000 Amperes Main	Service Pro	ptectors			
Transformers	7 00/	2020	* *	_	ф4. 7 00	-
Dry Type	50% Other Observation, Extent: Moderate, Location: Electrical Room 1 Explanation: 112 Kva, 480/277/208			5	\$1,700	В
Dry Type	50% Other Observation, Extent: Moderate, Location: Electrical Room 2 Explanation: 150 Kva, 480/277/120		* * ed : 100%	5	\$1,700	В
Switchgear / Switchboard	Explanation : 130 Rva, 100/277/120	V 0113				
Molded Case Bkrs	100%	2024	\$507,100	5	\$23,600	В
Raceway	50/	2020	* *	1		D
Busway Conduit	5% 85%	2029 2024		1 1		B B
Conduit	10%	2024	\$608,500 * *	1		В
Panelboards	10/0	2044		1		ъ
Fused Disc Sw	5%	2032	* *	5	\$1,000	В
Molded Case Bkrs	75%	2023	\$540,400	5	\$17,700	В
Molded Case Bkrs	10%	2032	**	5	\$2,400	В
Molded Case Bkrs	10%	2040	* *	5	\$2,400	В
Wiring						
Braided Cloth	65% 2-4 \$526,400 Insulation Aged, Extent : Moderate, Ar Location : Throughout The Building	2049 ea Affected	* *	1		В
Busway	5%	2022	\$40,500	1		В
Thermoplastic	20%	2034	**	1		В
Thermoplastic	10%	2044	* *	1		В
Motor Controllers	10/0	2011		-		
Locally Mounted	80%	2022	\$1,085,900	5	\$4,800	В
Locally Mounted	20%	2037	**	5	\$1,200	В
Ground					¥1, 2 30	
Grounding Devices	1000/	LIEE	* *	~	Ф12 200	D
Generic	100%	LIFE	~ ·	5	\$13,200	В
Stand-by Power						
Transfer Switches Automatic	50%	2022	\$5,800	1	\$138,100	В
Automatic	50%	2022	\$3,800 * *	1	\$138,100	В
Automatic	JU70	2029		1	φ130,100	<u>n</u>

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

Electrical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power Generators Diesel	100% Other Observation, Extent : Moderate, Location : Generator Room Explanation : 2- Generators Rated @			1	\$347,800	В
Batteries						
Lead/Acid	100%	2018	\$700	5	\$33,300	В
Fuel Storage						
Day Tank	50% Other Observation, Extent: Moderate, Location: Generator Room Explanation: 2- Day Tanks - 30 Gall			5 v	\$83,300	В
Main Tank	50% Other Observation, Extent: Moderate, Location: Basement Explanation: 2- Main Tanks - 6000 C	2027 Area Affed	* * cted : 100%	5	\$13,200	В
Lighting	2.47		a , e o o o o o o o o o o o o o o o o o o	p.c.c.r.y		
Interior Lighting						
Fluorescent	15% T-5 Lamps, Extent : Moderate, Area Afj Location : Throughout The Building	2029 fected : 10	* *	10	\$123,500	В
Fluorescent	5% T-12 Lamps, Extent : Moderate, Area A Location : Basement	2019 ffected : 1	\$231,800 00%	10	\$41,200	В
Fluorescent	60% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps	2029 Area Affed	* * cted : 100%	10	\$494,200	В
Fluorescent	19% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: Compact Fluorescent L		* * cted : 100%	10	\$156,500	В
HID	1%	2029	* *	10	\$300	В
Egress Lighting						
Emergency, Service	50%	2024	\$64,800	1		В
Exit, LED	40%	2052	* *	1		В
Exit, Service	10%	2024	\$13,000	1		В
Exterior Lighting	1000/	2024	#2 27 000	10	Φ0.700	D
HID	100%	2024	\$325,900	10	\$2,700	В
Alarm						
Security System No Component	60%					D
-	40%	2024	\$1.078.400	1	\$134.200	В
Generic	40% Other Observation, Extent: Moderate, Location: Inside And Outside The Bu Explanation: C C T V Surveillance C Protection System	Area Affeo ilding		1 arm Syst	\$134,200 em And Infant	Б

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 METROPOLITAN HOSPITAL MAIN BUILDING

Asset #: 281

Electrical	Current Repair	Future Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm					
Fire/Smoke Detection					
No Component	60%				D
Generic	40%	2024 \$3,691,700	1-3	\$221,400	В
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Hallways, Lobby, Restroo	ms, Mechanical Rooms			
	Explanation: Strobe Lights, Manual	Pull Stations, Smoke Detec	tors And	Alarm Bells	

Mechanical	Current Re	Current Repair			M	aintenance				
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Heating										
Energy Source	1000/ 0.2	¢2 104 700	2054	* *	_	¢120 100	D			
Fuel Oil No 6	100% 0-2	\$2,194,700	2054		5	\$139,100	В			
	Malfunctioning, Extent			a : 30%						
		Location : Oil Tanks, East Side Underground On Extended Life, Extent : Moderate, Area Affected : 100%								
	•	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Fuel Oil Tanks, East Side Underground								
			_							
	Other Observation, Ext		Ајјестеа	: 100%						
	Location: Undergrou									
	Explanation : 4 - 35,0 2 - 50,000 Gallon Tar									
Conversion Equipment	,									
Heat Exchanger	10%		2027	* *	1	\$44,400	В			
Steam Boiler	90% 0-2	\$3,904,100	2044	* *	1	\$720,400	В			
	Malfunctioning, Extent	: Severe, Area A	ffected :	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	В			
Steam Piping/Pump	10% Now	\$31,100	2034	**	4	\$4,400	В			
	Corroded, Extent: Mod									
	Location : Condensat	e Return Line Co	ming Fr	om 16th Floor						
Terminal Devices						.	_			
Air Handler	30%		2024	\$1,441,400	1	\$166,600	В			
Convector/Radiator	70%		2037	* *	1	\$203,000	В			
Air Conditioning										
Energy Source	1000/		20.40	* *	1		ъ			
Electricity	100%		2040	* *	1		В			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 METROPOLITAN HOSPITAL MAIN BUILDING

Asset #: 281

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment	5.5 0.			2022	de de		Φ πο ο ο ο ο	-
Centrifugal, Elec Chiller			T I' 1 . A	2033	**	1	\$728,900	В
			Extent : Light, Ared Chillers In The Bas			Roof		
Window/Wall Unit	25%			2019	\$458,000	1		В
Distribution					,			
Chilled Wtr Pipe/Pump	75%	1		2034	* *	4	\$33,200	В
No Component	25%							D
Terminal Devices								
Air Handler/Cool/Ht	75%	ı		2024	\$2,838,800	1	\$416,500	В
No Component	25%	ı						D
Heat Rejection								
Water Cool Tower	60%			2025	\$1,534,700	2	\$542,300	В
			Extent : Light, Area	Affected	: 100%			
	Location	-						
		tion : 3 Un	its					
No Component	10%							D
			Extent : Light, Area	Affected	: 0%			
	Location	-						
	Explana	tion : Part	Of The 5 Chillers					
No Component	30%	1						D
Ventilation								
Distribution	1000				ale ale	2 -	Φ#00.000	-
Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$500,800	В
Exhaust Fans	0.00/			2024	Φ 7 00,000	2	Ф22 000	ъ
Interior	80%		Ø1.41.700	2024	\$788,000 * *	2	\$22,000	В
Roof	20%		\$141,700	2034		2	\$4,400	В
	Location Location		ctent : Moderate, A	rea А <u></u> ЈЈес	tea : 100%			
Olemania e	Locano	п. коој						
Plumbing								
H/C Water Piping Brass/Copper	100%			2034	* *	1		В
HW Heat Exchanger	10070			2034		1		ъ
Low Temp	100%			2050	* *	4	\$88,800	В
Low Temp			Extent : Light, Area		. 100%	7	\$66,600	ъ
		n : Basemei		11,500,000	. 100,0			
			its - Instantainious	Type				
Sanitary Piping	· r · · · · ·			JE "				
Cast Iron	100%	Now	\$96,800	LIFE	* *	1		В
			loderate, Area Affe		%			
		n : Through						
Storm Drain Piping								
Cast Iron	100%	Now	\$62,200	LIFE	* *	1		В
			Extent : Moderate,		ected : 10%			
	Location	n : Side Yar	d					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 METROPOLITAN HOSPITAL MAIN BUILDING

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type		Date E ars)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s) Rigid Piping	100% No		\$1,100	2024	\$11,000	4	\$1,600	В
	Maifunctioning Location : Ba		Moderate, Ared	а Ађестес	1:15%			
Sewage Ejector(s)								
Electric		-2	\$7,700	2034	* *	4	\$1,100	В
	Obsolete Equip Location : Ba		tent : Severe, Ar	rea Affect	ed : 100%			
Electric	30%			2024	\$3,300	4	\$700	В
Backflow Preventer								
Generic	100%			2029	* *	1	\$55,000	В
Fixtures								_
Generic	100%							В
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			С
Geared Traction		ion Exte	ent : Light, Area					C
	Location: 7 Units Basement: 15th, 2 Units 6-16; 3 Units In O. P. D B-7							
	Explanation :				.,			
Fire Suppression	•							
Standpipe								
Generic	100%			2044	* *	1-5	\$452,800	В
Sprinkler								
No Component	70%							D
Generic	30%			2044	* *	1-2	\$75,500	В
Fire Pump	400-						* • • • • • • • • • • • • • • • • • • •	_
Generic	100%			2033	* *	1	\$167,700	В
Chemical System	100/			2022	Φ2.000	1.0	Φς 100	ъ
Wet	10%	: E	T:-1 A	2022	\$2,800	1-3	\$6,400	В
	Location : Ki		nt : Light, Area	Ајјестеа	: 100%			
	Explanation :		n 2					
No Component	70%	Ansui 10	<i></i>					D
No Component Generic	70% 20%			2022	\$5,200	1-3	\$11,000	D B
Generic		ion Evte	ent : Light, Area			1-3	\$11,000	Д
	Location : Th		-	пујестеа	. 100/0			
	Explanation :	_						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 436

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

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
Total	\$3,132,400	\$4,693,700
Priority A	\$1,703,400	\$498,600
Priority B	\$1,131,300	\$2,637,600
Priority C	\$297,800	\$1,557,600
Total	\$3,132,400	\$4,693,700

Total	\$172,200	\$227,600	\$191,700	\$243,600
Priority C	\$3,900	\$28,000	\$7,800	\$15,600
Priority B	\$161,900	\$199,600	\$183,900	\$196,400
Priority A	\$6,400			\$31,600
Total	\$172,200	\$227,600	\$191,700	\$243,600
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Mechanical	\$45,800	\$39,800	\$61,000	\$64,000
Electrical	\$21,300	\$33,900	\$28,200	\$37,700
Interior Architecture	\$3,900	\$59,100	\$7,800	\$15,600
Exterior Architecture	\$6,400			\$31,600
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls						_			
Masonry: Brick	90%			LIFE	* *	5	\$256,300	A	
Granite Panels	5%			LIFE	* *	5	\$10,700	A	
Marble Panels	5%			LIFE	* *	5	\$10,700	A	
Windows	1.000/	M	¢1 (20 500	2040	* *	5	¢10.700	4	
Aluminum	Location Thermally	: Through	Extent : Moderate		Affected : 50%	5	\$19,700	A	
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	Location Water Pen	: Drivewa etration, E	\$6,400 Extent: Severe, A. y Over Storage Are xtent: Severe, Area rage Area In Basen	ea In Bas a Affecte	ement	5	\$2,100	A	
IRMA/Protected	40%			2024	\$200,300	10	\$25,300	A	
Membrane Modified Bitumen	50%			2029	* *	10	\$31,600	A	
nterior									
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%	amation E	Extent : Moderate, A	2019	\$262,700	3	\$15,600	C	
		ervanon, E : Through		1 геа Аује	ciea . 100%				
	Explana	ion : 9 inc	h X 9 inch Tiles						
Interior Walls									
Ceramic Tile	5%			2027	* *	5	\$20,900	C	
Concrete Masonry Unit				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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	68%			2037	* *	5	\$264,700	В
AcousTileSusp.Lay-In	20%			2037	* *	5	\$62,300	В
Exposed Concrete	5%	Now	\$149,100	LIFE	* *	5	\$2,400	В
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 25%			
	Location	ı : General	Storage Area In Bo	sement				
	Exposed F	Reinforceme	ent, Extent : Severe	Area Aj	fected : 25%			
	Location	ı : General	Storage Area In Bo	sement				
	Water Per	etration, E	xtent : Severe, Ared	a Affecte	d : 25%			
	Location	: General	Storage Area In Bo	sement				
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 30%			
	Location	: General	Storage Area In Ba	sement				
	Explana	tion : Expa	nsion Joint Failure					
Gypsum Board	5%			LIFE	* *	5	\$19,500	В
Metal Panel	2%			LIFE	* *	5	\$7,800	В

lectrical	Current Repair			re Replacement	Maintenance					
estem Component Type	% of Total	Fail Date Estima (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
der 600 Volts										
Service Equipment										
Air Circuit Breaker	100%		2024	\$65,000	5	\$1,100	В			
	Other Obse	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location	: Electrical Room								
	Explanati	ion : 2- 4000 Ampe	res Main Service I	Protectors						
Transformers										
Dry Type	100%		2029	* *	5	\$800	В			
	Other Obse	ervation, Extent : M	l oderate, Area Aff	ected : 100%						
	Location	: Electrical Room								
	Explanati	ion : 500 Kva And .	300 Kva, 480/208	Volts						
Switchgear / Switchboard										
Molded Case Bkrs	100%		2024	\$221,900	5	\$5,500	В			
Raceway										
Conduit	10%		2044	* *	1		В			
Conduit	20%		2034	* *	1		В			
Conduit	70%		2024	\$200,400	1		В			
Panelboards										
Molded Case Bkrs	80%		2023	\$230,600	5	\$4,400	В			
Molded Case Bkrs	10%		2032	* *	5	\$500	В			
Molded Case Bkrs	10%		2040	* *	5	\$500	В			
Wiring										
Braided Cloth	60%	2-4 \$1	194,400 2049	* *	1		В			
	Insulation A	Aged, Extent : Seve	ere, Area Affected	: 100%						
	Location	: Throughout The I	Building							
Thermoplastic	30%		2034	* *	1		В			
Thermoplastic	10%		2044	* *	1		В			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2022	\$54,300	5	\$100	В
Locally Mounted	5%			2037	* *	5	\$100	В
Locally Mounted	15%			2022	\$81,400	5	\$200	В
Motor Control Center	70%			2022	\$380,100	5	\$4,000	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,100	В
Stand-by Power								
Transfer Switches								
Automatic	10%			2037	* *	1	\$6,400	В
Automatic	70%			2029	* *	1	\$44,800	В
Automatic	20%	2-4	\$2,300	2044	* *	1	\$11,500	В
		led Life, Ex 1 : Basemer	tent : Moderate, Ai it	ea Affec	ted : 100%			
Generators			<u> </u>					
Diesel	100%			2020	\$78,000	1	\$80,600	В
Diese:	Other Obs Location	ı : Generat	Extent : Moderate, A or Room gency Generator R	Area Affe	ected : 100%	•	φου,ουσ	Z
Batteries	Вирини	non . Emer	geney Generator I	area e s	5,5 II.			
Lead/Acid	100%			2018	\$700	5	\$7,700	В
Fuel Storage	10070				Ψ, σσ		Ψ,,,,σσ	
Day Tank	50%			2032	* *	5	\$19,300	В
Day Tunk	Other Obs Location	ı : Generat	Extent : Moderate, A or Room allons Capacity		ected : 100%	3	Ψ17,500	D
Main Tank	50%			2027	* *	5	\$3,100	В
	Location	ı : Undergr	Extent : Moderate, A ound Gallons Capacity	Area Affe	ected : 100%		. ,	

Lighting

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Electrical	Current Repair	Futu	re Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting	T 0/	2010	4.53.5 00	10	φο π οο				
Fluorescent	5%	2019	\$53,700	10	\$9,500	В			
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%						
	Location: Basement								
T	Explanation: T-12 Lamps	2020	* *	10	ф1. 73.7 00				
Fluorescent	80%	2029		10	\$152,700	В			
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%						
	Location: Throughout The Building								
	Explanation: T-8 Lamps								
Fluorescent	10%	2029	**	10	\$19,100	В			
	T-5 Lamps, Extent : Moderate, Area Aff	ected : I	00%						
	Location : Hallways								
Fluorescent	3%	2024	\$32,200	10	\$5,700	В			
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%						
	Location : Basement								
	Explanation : Compact Fluorescent L								
HID	1%	2024	\$7,600	10	\$100	В			
Incandescent	1%	2019	\$10,700	2		В			
Egress Lighting									
Exit, LED	40%	2052	* *	1		В			
Exit, Service	50%	2024	\$15,000	1		В			
Exit, Service	10%	2019	\$3,000	1		В			
Exterior Lighting	4000		*== = 0.0		4.00	_			
HID	100%	2024	\$75,500	10	\$600	В			
Alarm									
Security System	700/					Ъ			
No Component	70%	2024	¢107.400	1	¢22.200	D			
Generic	30% Other Observation Extent Moderate	2024	\$187,400	1	\$23,300	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways, Lobby								
	Explanation: CCTV Surveillance C	'amora S	vetam						
Fire/Smoke Detection	Explanation . C C 1 v Surveillance C	итеги 5	ysiem						
No Component	70%					D			
Generic	30%	2024	\$641,500	1-3	\$38,500	В			
Generic				1-3	Ψ50,500	ט			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Lobby								
	Explanation: Strobe Lights, Manual I	Pull Stati	on Smoke Detecto	rs And A	larm Bells				

Mechanical	Current Repair			e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Conversion Equipment								
Heat Exchanger	80%			2027	* *	1	\$82,300	В
Pres. Reducing Valve/LP Steam	20%	Now	\$1,300	2020	\$25,600	5	\$1,200	В
1			: Moderate, Area A Shut Off Valves	Affected :	10%			
Distribution								
Hot Wtr Piping/Pump	80%			2032	* *	4	\$12,300	В
Steam Piping/Pump	20%			2034	* *	4	\$2,100	В
Terminal Devices								
Air Handler	10%			2019	\$111,300	1	\$12,900	В
Convector/Radiator	80%			2029	* *	1	\$53,800	В
Fan Coil Unit/Heat	10%			2019	\$309,100	1	\$6,700	В
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		В
Distribution	400						440.000	_
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$10,300	В
(Extent : Light, Area	Affected	: 100%			
		i : Through		. 14				
m : 1D :	Explana	tion : Provi	ded From Adjacen	t Main H	ospitai Builaing			
Terminal Devices Air Handler/Cool/Ht	100%			2029	* *	1	\$128,700	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$116,000	В
Exhaust Fans					****		* 0 0	_
Interior	90%			2024	\$205,400	2	\$5,700	В
Roof	10%			2024	\$16,400	2	\$600	В
Plumbing								
H/C Water Piping	1.000/			2011	* *	1		D
Brass/Copper	100%			2044	de de	1		В
Sanitary Piping	1000/			LIDE	* *	1		D
Cast Iron	100%			LIFE	4 4	1		В
Storm Drain Piping	1,000/			LIDE	* *	1		D
Cast Iron	100%			LIFE	· · · ·	1		В
Sump Pump(s)	1000/			2024	¢11 000	A	Φ Ω ΕΩΩ	D
Rigid Piping	100%			2024	\$11,000	4	\$2,500	В
Backflow Preventer	1000/			2020	* *	1	¢10.700	D
Generic	100%			2029	* *	1	\$12,700	В
Fixtures	1000/							D
Generic	100%							В

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Re	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	ht, Area Affected : 100	0%			
	Location: 3 Units 1-14, 2 Unit	ts B- 13th Floor, 1 Un	it B-12th Floo	or		
	Explanation: 6 Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$104,900	В
Sprinkler						
No Component	60%					D
Generic	40%	2044	* *	1-2	\$23,300	В
Chemical System						
No Component	80%					D
Generic	20%	2022	\$5,200	1-3	\$11,000	В
	Other Observation, Extent : Ligh	ht, Area Affected : 100)%			
	Location: Throughout					
	Explanation : Fire Extinguishe	ers				

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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

Area Sq Ft : 24,627 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 04-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2489 Lot : 60 BIN : 2003015

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$246,300	\$42,400
Interior Architecture		\$242,800
Electrical		\$116,800
Mechanical		\$95,300
Total	\$246,300	\$497,200
Priority A	\$246,300	\$42,400
Priority B		\$212,100
Priority C		\$242,800
Total	\$246,300	\$497,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$22,000			_
Interior Architecture	\$30,800	\$14,000		\$3,600
Electrical			\$300	\$900
Mechanical	\$25,300	\$3,400	\$4,600	\$6,800
Total	\$78,200	\$17,400	\$4,900	\$11,300
Priority A	\$22,000			
Priority B	\$32,100	\$16,100	\$4,900	\$7,700
Priority C	\$24,000	\$1,300		\$3,600
Total	\$78.200	\$17,400	\$4,900	\$11,300



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior					
Exterior Walls Masonry: Brick	100% Now \$63,400 Broken/Missing Elements, Extent: Sev. Location: Exit To Parking Area Jnt Mortar Miss/Erod, Extent: Modera		5	\$42,400	A
	Location: Throughout Loose/Delam Surface, Extent: Severe, Location: Exit To Parking Area	-			
Windows					
Aluminum	100% 0-2 \$40,700 Broken/Missing Elements, Extent: Liga Location: Throughout	2032 ** ht, Area Affected : 10%	5	\$4,900	A
Parapets					
Masonry: Brick	75% Now \$18,000 Horizontal Cracks, Extent: Moderate, Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout		5	\$3,100	A
Metal Cornice	15% 0-2 \$3,200 Corrosion/Rusting, Extent : Light, Area Location : Throughout	2052 * * * a Affected : 10%			A
Metal: Cage/Fence	10% 2-4 \$800 Corrosion/Rusting, Extent: Moderate, Location: Throughout Deteriorated Finish, Extent: Moderate Location: Throughout	-	5	\$1,400	A
Roof	Locuion: Imougnoui				
Modified Bitumen	100% Now \$142,200 Blisters, Extent: Severe, Area Affected Location: Throughout Broken/Missing Elements, Extent: Sev. Location: Third Floor Roof				A
terior					
Floors	100/ 0.2 61.700	I IIII	_	ф 7 . 400	
Cast in Place Concrete	10% 0-2 \$1,700 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 10%	5	\$7,400	С
Quarry Tile	5%	2037 **	5	\$2,500	С
Vinyl Tile	85% 0-2 \$12,100 Cracking/Crumbling, Extent: Light, And Location: Throughout	2024 \$242,800 rea Affected : 10%	3	\$10,800	С

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1005

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$3,800	LIFE	* *	5	\$1,400	C
	Cracking/	Crumbling,	Extent : Light, Are	a Affect	ed : 10%			
	Location	: Through	out					
Gypsum Board	90%	0-2	\$6,400	LIFE	* *	5	\$18,600	С
• •	Cracking/	Crumbling,	Extent : Light, Are	a Affect	ed : 10%			
	Location	: Through	out					
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$6,800	2037	* *	5	\$5,300	В
•	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 30%			
	O	: Through			•			
AcousTileSusp.Lay-In	75%			2037	* *	5	\$25,400	В

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2024	\$25,900	1		В
Panelboards						
Molded Case Bkrs	100%	2023	\$24,000	5	\$600	В
Wiring						
Thermoplastic	100%	2024	\$27,800	1		В
Motor Controllers						
Locally Mounted	50%	2029	* *	5	\$100	В
Locally Mounted	50%	2022	\$8,300	5	\$100	В
Lighting						
Interior Lighting						
Fluorescent	40%	2024	\$46,700	10	\$8,300	В
	Other Observation, Extent: Moderat Location: Throughout Explanation: Mixture Of T-8, T-5 A	, 33				
		•		10	¢12 400	
Fluorescent	60%	2024	\$70,100	10	\$12,400	В
	Other Observation, Extent : Moderat	e, Area Affe	ctea : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Egress Lighting	500/	2020	ماد ماد			ъ
Exit, Service	50%	2029	* *	1	4600	В
Exit, Battery	50%	2029	* *	10	\$800	<u>B</u>
Exterior Lighting						
HID	100%	2029	* *	10	\$100	В

Mechanical	Curre	ent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1005

Priority Code
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Fire Suppression

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cos Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Standpipe							_
Generic	100%		2044	* *	1-5	\$11,400	В
Sprinkler							
No Component	95%						D
Generic	5%		2034	* *	1-2	\$300	В
Chemical System							
No Component	80%						D
Generic	20%		2022	\$5,200	1-3	\$11,000	В
	Other Observ	ation, Extent : Light, Ar	ea Affected	: 100%			
	Location : T	Throughout					
	Explanation	: Fire Extinguishers					

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

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
Total	\$1,869,100	\$1,585,100
Priority A	\$1,603,400	\$102,900
Priority B	\$44,300	\$948,400
Priority C	\$221,400	\$533,800
Total	\$1,869,100	\$1,585,100

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
Total	\$171,100	\$39,100	\$65,800	\$107,600
Priority A				\$10,300
Priority B	\$159,100	\$39,100	\$64,400	\$90,500
Priority C	\$12,000		\$1,400	\$6,800
Total	\$171,100	\$39,100	\$65,800	\$107,600



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current	Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior	•		•				•			
Exterior Walls										
Masonry: Brick	75%		LIFE	* *	5	\$79,500	A			
Masonry: Brick	22% Now	\$209,500	LIFE	* *	5	\$23,300	A			
	Expansion Int Failu			ected : 30%						
	Location: Between		_							
		isaligned/Bulging, Extent : Severe, Area Affected : 70% Location : Throughout Weephole / Relieving Angle Locations								
	_	=	_	_						
	Water Penetration, I									
	Location : At Perin	neter 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, I Location : Through		a Affecte	d : 20%						
	Unit Inoperable, Ext Location : Through		ffected :	20%						
	Weather Strip Missir		1 a 1 ff	anta 1 . 1000/						
	Location : Through	0	Агеа Ајје	eciea . 100%						
Daranata	Locuiton : Through	ioui								
Parapets Masonry: Brick	90% 2-4	\$69,500	LIFE	* *	5	\$12,100	A			
Wasomy. Brick	Jnt Mortar Miss/Ero			Affected : 15%	3	\$12,100	Λ			
	Location: Through		c, 117 cu 1	ijjeeiea . 1370						
Metal Cornice	10%		2039	* *	10	\$4,300	A			
Roof	10%		2039		10	\$4,300	A			
Modified Bitumen	100% 0-2	\$363,600	2034	* *			A			
Wodified Bitumen	Blisters, Extent : Sev						Λ			
	Location: Through		2070							
	Ponding, Extent: Me		ted · 5%							
	Location: Through		eu . 570							
nterior	200411011111111111111111111111111111111									
Floors										
Cast in Place Concrete	15%		LIFE	* *	5	\$31,200	C			
Ceramic Tile	3%		2033	* *	5	\$2,900	Č			
Quarry Tile	25% Now	\$67,700	2029	* *	5	\$17,800	Č			
Quanty 1110	Broken/Missing Elen			Affected : 5%	ž.	Ψ1.,500	Č			
	Location : Entranc		,	JJ / *						
Vinyl Tile	57% 0-2	\$45,700	2024	\$456,800	3	\$20,300	C			
,, ,	Water Penetration, I				5	Ψ20,300	C			
	Location : At Expa	_								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Architecture		Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls	40		*** • • • •					~
Cast in Place Concrete	10%	Now	\$55,200	LIFE	* *			C
		ing, Extent : Sub Base	: Severe, Area Affe	ected : 80	%			
				a Affaataa	1 . 600/			
		eiraiion, E : Sub Base	xtent : Severe, Ared	а Ајјестеа	1:00%			
G : T''				2022	* *		\$4.400	
Ceramic Tile	5%	0-2	\$12,000	2033		5	\$4,400	C
			Extent : Light, Are	га Ађесте	a:10%			
		: Through	оит					
Concrete Masonry Unit	10%		*** 000	LIFE	* *	5	\$7,000	C
Gypsum Board	73%	0-2	\$52,800	LIFE	* *	5	\$77,000	C
			xtent : Light, Area	Affected :	10%			
		: Through	out					
Masonry: Brick	2%			LIFE	* *			C
Ceilings	200/	N.T.	Ф22 000	2027	* *	_	φ1 7 .000	ъ
AcousTileConcealSpLn	30%	Now	\$22,900	2037		5	\$17,800	В
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	d : 10%			
AcousTileSusp.Lay-In	50%	Now	\$19,100	2037	* *	5	\$23,700	В
			xtent : Severe, Area	a Affected	l : 60%			
		: Radiolog						
Exposed Concrete	10%	Now	\$30,300	LIFE	* *	5	\$1,500	В
	-	-	ent, Extent : Severe	, Area Aff	ected : 10%			
			nt Mail Room	1.00	1 100/			
			xtent : Severe, Ared					
	Location : At Expansion Joint In Basement, Below Stair Other Observation, Extent : Severe, Area Affected : 5%							
				55	1:5%			
			ement Below Entrai					
		non : Crac	king Concrete Bear		* *		Φ# 000	
Gypsum Board	5%			LIFE	* *	5	\$5,900	В
Plaster	5%			LIFE	* *	5	\$3,000	В

Electrical		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Electrical		Current Repair Future Replacement				M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts										
Service Equipment										
Fused Disc Sw	50%			2024	\$8,500	5	\$200	В		
	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	ected : 100%					
	Location	ı : Electric	al Room							
	Explana	tion : No R	ating Available							
Fused Disc Sw	25%			2044	* *	5	\$100	В		
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%					
	Location	Location: Basement Service Room								
	Explana	tion : 1200	Amp Service Swite	h						
Fused Disc Sw	25%			2044	* *	5	\$100	В		
	Other Obs	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location	Location : Basement Service Room								
	Explana	tion : 600 I	Amp Service Switch	For Fir	e Pump					
Transformers										
Dry Type	75%			2022	\$11,100	5	\$200	В		
Dry Type	20%			2037	* *	5	\$100	В		
Dry Type	5%	Now	\$700	2044	* *	5		В		
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%					
	Location	i : Service .	Room							
	Explana	tion : Tota	l Of 7 Transformer:	S						
Switchgear / Switchboard										
Molded Case Bkrs	100%			2044	* *	5	\$1,900	В		
Raceway										
Conduit	90%			2034	* *	1		В		
Conduit	10%			2044	* *	1		В		
Panelboards										
Fused Disc Sw	10%			2023	\$5,400	5	\$200	В		
Molded Case Bkrs	80%			2023	\$43,200	5	\$1,500	В		
Molded Case Bkrs	10%			2040	* *	5	\$200	В		
Wiring										
Thermoplastic	90%			2024	\$74,600	1		В		
Thermoplastic	10%			2044	* *	1		В		
Motor Controllers										
Locally Mounted	45%			2022	\$30,500	5	\$200	В		
Locally Mounted	40%			2029	* *	5	\$200	В		
Locally Mounted	10%			2037	* *	5		В		
Motor Control Center	5%			2029	* *	5	\$100	В		
Ground						_				
Grounding Devices										
Generic	100%	2-4	\$1,000	LIFE	* *	5	\$1,100	В		
			Extent : Severe, Are	a Affecte	ed : 100%					
		: Basemer				_				
	Explana	tion : Cove	ered With Paint And	l Connec	ted With Main Wai	ter Main				

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Transfer Switches						
Automatic	100%	2022	\$11,500	1	\$22,100	В
	Other Observation, Extent:		ed : 100%			
	Location: Mechanical Ro					
	Explanation : Asco Type T	ransfer Switch				
Generators	1000/	2020	¢70,000	1	¢27.000	D
Diesel	100%	2020	\$78,000	1	\$27,800	В
	Other Observation, Extent : Location : Mechanical Ro		ea : 100%			
Batteries	Explanation : Onan Gener	aioi				
Lead/Acid	100%	2016	\$700	5	\$2,700	В
Fuel Storage	100/0	2010	Ψ700		Ψ2,700	
Day Tank	100%	2023	\$4,600	5	\$11,800	В
Lighting	100,0		ψ.,σσσ		411,000	
Interior Lighting						
Fluorescent	60%	2024	\$196,600	10	\$34,900	В
	Other Observation, Extent:	Moderate, Area Affect	ed: 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Fluorescent	38%	2024	\$124,500	10	\$22,100	В
	Other Observation, Extent:	Moderate, Area Affect	ed : 100%			
	Location: Throughout					
	Explanation: Mixture Of T	T-8, T-5 And Compact	Fluorescent			
HID	2%	2019	\$4,600	10		В
Egress Lighting						
Exit, Service	50%	2024	\$4,600	1		В
Exit, Battery	50%	2024	\$22,900	10	\$2,100	В
Exterior Lighting						
HID	100%	2019	\$26,000	10	\$200	В
Alarm						
Fire/Smoke Detection						_
No Component	80%	-0-6			* 2 2 2 =	D
Generic	20%	2029	* *	1-3	\$8,800	В

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2044	* *	1		В
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Basement					
	Explanation: 2 Tanks Of 15,000 G	als Each				

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 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%		4.5.000	2033	* *	1	\$3,100	В
Steam Boiler	90%		\$6,900	2037	**	1	\$50,900	В
		iea Life, Ex 1 : Boilers I	tent : Moderate, Ai	rea Affec	rtea : 5%			
			Extent : Light, Area	Affactad	1 · 100%			
		ı : Basemer	_	Пусстеи	. 10070			
		tion : 2 Un						
Distribution	Вирини							
Hot Wtr Piping/Pump	95%			2040	* *	4	\$4,500	В
Steam Piping/Pump	5%			2044	* *	4	\$200	В
Terminal Devices								
Air Handler	70%	Now	\$11,900	2029	* *	1	\$24,700	В
	Leak Evid	lent, Extent	: Moderate, Area A	Affected .	10%			
	Location	ı : Basemer	ıt					
Convector/Radiator	30%			2022	\$131,500	1	\$6,200	В
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		В
Conversion Equipment	0.504		\$0.100	2022	de de		φ 	
Centrifugal, Elec Chiller			\$8,100	2033	* *	1	\$58,700	В
	-	-	nt : Moderate, Ared	а Ађесте	a : 5%			
		i : Control	system Extent : Moderate, A	Anna Affi	natad - 1000/			
			xieni . Moderdie, A 11 Mechanical Roor		сией . 100/0			
			(2) Water Cooled T		nillers Also Feed A	hu On 3r	d Floor	
Int Pkg Unit - Cooling	<u> 5%</u>		(2) Water Coolea I	2022	\$40,600	2	\$200	В
Int Fkg Onit - Coomig		servation F	Extent : Moderate, A			2	\$200	Ь
		ı : 1st Floo		11 00 11990				
		tion : Liebe						
			rver Room Underg	oing Rep	air			
Distribution								
Chilled Wtr Pipe/Pump	95%			2044	* *	4	\$4,500	В
No Component	5%							D
Terminal Devices	A =			2025		_	*~~ ~ ~ ~ ~ ~ ~ ~ ~ ~	-
Air Handler/Cool/Ht	95%			2029	* *	1	\$37,300	В
No Component	5%							D
Heat Rejection Water Cool Tower	0.50/	Now	<u></u> ቀ0 ረበባ	2025	¢171 700	2	\$48,500	D
water Coor Tower	95% Other Ob		\$8,600 Extent : Moderate, A		\$171,700 peted : 100%	2	\$48,300	В
	Location		meni . moueraie, f	ireu Ajje	. 100/0			
		-	Cooling Towers					
No Component	$\frac{2\lambda ptana}{5\%}$		20,000					D
Ventilation	3%							ע

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Mechanical		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation Distribution Ductwork/Diffusers		ent, Extent	\$44,300 : Moderate, Area A nt, At The Air Hana		**	2-5	\$35,400	В
Exhaust Fans Interior Roof	80% 20% Obsolete I Location		\$10,000 Extent : Moderate	2029 2034 , Area A <u>f</u>	* * * * Gected : 100%	2 2	\$1,600 \$300	B B
Plumbing H/C Water Piping								_
Brass/Copper HW Heat Exchanger Low Temp	100%			2044	* *	4	\$6,300	B B
Sanitary Piping Cast Iron		0.0	\$6,800 Extent : Moderate, . rap In Basement X			1		В
Storm Drain Piping Cast Iron	100% Leak Evid	Now ent, Extent	\$4,400 : Moderate, Area A ain Over Union Off	LIFE Affected :	* *	1		В
Sump Pump(s) Rigid Piping	100% Other Obs Location	ervation, E : Basemer	Extent : Moderate, 1 tt Mechanical Room Sump Pump	2019 Area Affe	\$11,000 ected : 100%	4	\$1,600	В
Backflow Preventer Generic	100%		<i>T T</i>	2032	* *	1	\$3,900	В
Fixtures Generic	100%							В
Vertical Transport Elevators Geared Traction	Location	: Basemer	Extent : Light, Area nt To 3rd Floor levators. Both Are					С
Fire Suppression Standpipe Generic	100%	(=)=		2044	**	1-5	\$32,000	В
Sprinkler No Component Generic	75% 25%			2044	* *	1-2	\$4,400	D B
Fire Pump Generic	100%			2027	* *	1	\$11,900	В

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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HEALTH AND HOSPITALS CORP. - 819 MORRISANIA D & T CENTER MAIN BLDG.

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Chemical System						
No Component	80%					D
Generic	20%	2022	\$5,200	1-3	\$11,000	В
	Other Observation, Extent : Light, Are	a Affected .	: 100%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,138,400	\$126,700
Interior Architecture	\$1,753,100	\$322,400
Electrical	\$287,800	
Mechanical	\$588,000	\$330,200
Total	\$3,767,400	\$779,300
Priority A	\$1,138,400	\$126,700
Priority B	\$1,340,400	\$374,800
Priority C	\$1,288,500	\$277,800
Total	\$3,767,400	\$779,300

Total	\$27,600	\$11,400	\$13,200	\$32,800
Priority C				\$8,000
Priority B	\$27,600	\$11,400	\$13,200	\$24,800
Total	\$27,600	\$11,400	\$13,200	\$32,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$17,700	\$1,500	\$1,600	\$14,900
Electrical			\$1,800	
Interior Architecture				\$8,000
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



Maintenance \$ are aggregated over a ten-year period. Site specific 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

chitecture	Current Repair	Future Replacement	nent Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
xterior					
Exterior Walls	100% Now \$1.138.400	I IEE **	5	\$126.700	٨
Masonry: Brick	100% Now \$1,138,400 Cracking/Crumbling, Extent: Moderat	LILL	5	\$126,700	Α
	Location: Throughout	e, mea nyjeetea . 1070			
	Jnt Mortar Miss/Erod, Extent: Severe,	Area Affected : 40%			
	Location: Throughout	J_{J}			
Windows	-				
Not Accessible	100%				D
Parapets					
Not Accessible	100%				D
Roof	1000/				Б
Not Accessible	100%				D
terior					
Floors Terrazzo	10% Now \$65,800	LIFE **	5	\$5,600	С
Terrazzo	Cracking/Crumbling, Extent: Severe, A	LITE	3	\$3,000	C
	Location: Throughout	nearyjeerea . 2070			
	Punct/Tear/Impact Damage, Extent : M.	Noderate. Area Affected : 20	%		
	Location : Throughout				
Vinyl Tile	80% Now \$481,500	2030 **	3	\$21,400	C
v myr rne	Broken/Missing Elements, Extent: Seve		3	Ψ21,100	Č
	Location: Throughout	\mathbf{y}			
	Punct/Tear/Impact Damage, Extent : So	evere, Area Affected : 100%			
	Location : Throughout	. 35			
Vinyl Tile	10% Now \$60,200	2030 **	3	\$2,700	С
J	Punct/Tear/Impact Damage, Extent : Se	evere, Area Affected : 100%		. ,	
	Location: Throughout				
	Other Observation, Extent: Severe, Arc	ea 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: Moderat	e, Area Affected : 20%			
	Location : Throughout				
Plaster	95% Now \$635,000	LIFE **	5	\$47,900	C
	Broken/Missing Elements, Extent: Seve	ere, Area Affected : 50%			
	Location: Throughout	Anna Affrond , 500/			
	Cracking/Crumbling, Extent : Severe, A Location : Throughout	ней Аујесіей : 50%			
Ceilings	Locusion . The oughour				
Plaster	100% Now \$464,600	LIFE **	5	\$44,600	В
	Cracking/Crumbling, Extent : Severe, A		_	÷ · ·,550	
	Location : Throughout				

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME

Asset #: 740

Electrical	Curren	t Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment	400						_
Not Accessible	100%	Entered : Links Amon	A CC 4 - 1 - 00/				D
	Location : Floode	Extent : Light, Area	Адјества : 0%				
	Explanation : Wa						
Transformers	<i>T</i>						
Not Accessible	100%						D
Switchgear / Switchboard							
Not Accessible	100%						D
Raceway							
Not Accessible	100%						D
Panelboards	1000/ 37	Φ.Ε.Α. 0.0.0	2045	* *	_	Ф000	
Molded Case Bkrs	100% Now	\$54,000	2045	* *	5	\$900	В
	Location : Throug	Extent : Severe, Area	Апрестеа : 100%				
Wiring	Location . Throug	знош					
Not Accessible	100%						D
Motor Controllers	10070						
Not Accessible	100%						D
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting	6004 N	4.45.5 00	2020	ale ale			
Fluorescent	60% Now	\$147,700	2030	* *			В
	Un Extended Life, I Location : Throug	Extent : Severe, Area	Affectea : 100%				
		znoui Extent : Severe, Are	og Affactad : 100%				
	Location : Through		и Ајјестеи . 10070				
	Explanation : Lar	,					
HID	5%	np 112	2028	* *	10	\$100	В
Incandescent	35% Now	\$86,100	2030	* *	2	\$300	В
meandeseent		Extent : Severe, Area			2	Ψ500	Ъ
	Location : Throug		JJ				
Egress Lighting							
Exit, Service	50%		2028	* *	1		В
Exit, Battery	50%		2028	* *	10	\$1,600	В
Lightning Protection							
Arresters/Cabling	400						_
Not Accessible	100%						D

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME

Current	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
				4	\$3,500	В
		cted : 10	0%			
	•					
	_	Affected	: 100%			
Explanation : Fron	n Power Plant					
4.0.0		•040	*** *********************************		* 4.** 400	_
100%		2018	\$446,700	1	\$15,400	В
1000/		2010	ф12 400	1		D
100%		2019	\$13,400	1		В
100/		2016	Φο π οο			ъ
		2016	\$9,700	1		В
90%						D
100/		2016	¢5 200	2	\$100	В
		2010	\$3,200	2	\$100	D
90%						ע
100%		2018	\$1/1.300	1		В
100/0		2010	ψ1+1,500	1		D
100%		LIFE	* *	1		В
10070		LII L		-		
100%		LIFE	* *	1		В
10070						
100%						В
10070						
100%		LIFE	* *			C
Other Observation,			: 100%			-
Explanation: 2 Un	nits - Not In Service					
	100% Not in Service, Exter Location: Entire Cother Observation: From 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	Total (Years) 100% Not in Service, Extent: Light, Area Affect Location: Entire Complex Other Observation, Extent: Light, Area Location: Power Plant Explanation: From Power Plant 100% 10% 10% 10% 10% 100% 100% 100%	Nof Total Fail Date Estimated Cost Year FY	Not Total Fail Date Estimated Cost Year Estimated Cost FY	Not Total Vears Estimated Cost Year FY Estimated Cost Cycle (Yrs)	Not Fail Date Estimated Cost Year Estimated Cost (Yrs)

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$689,000	\$76,700
Interior Architecture	\$934,100	
Electrical	\$177,500	
Mechanical	\$355,900	\$199,900
Total	\$2,156,500	\$276,600
Priority A	\$689,000	\$76,700
Priority B	\$758,300	\$199,900
Priority C	\$709,200	
Total	\$2,156,500	\$276,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$41,300	\$10,800	\$11,900	\$24,000
Priority B	\$20,600	\$10,800	\$11,900	\$18,900
Priority C	\$20,800			\$5,100
Total	\$41,300	\$10,800	\$11,900	\$24,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME

Asset #: 729

Architecture	Current Rep	oair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls					_		
Masonry: Brick	100% Now	\$689,000	LIFE	**	5	\$76,700	Α
	Cracking/Crumbling, Ex Location : Throughout		, Area Afj	tected : 20%			
Windows							
Not Accessible	100%						D
Parapets							
Not Accessible	100%						D
Roof							
Not Accessible	100%						D
nterior							
Floors							
Ceramic Tile	5% Now	\$20,800	2029	* *	5	\$1,100	C
	Broken/Missing Elemen	ts, Extent : Mod	erate, Are	ea Affected : 50%			
	Location : Throughout						
	Cracking/Crumbling, Ex	ctent : Moderate	, Area Afj	fected : 50%			
	Location: Throughout	•					
Vinyl Tile	95% Now	\$346,100	2030	* *	3	\$15,400	С
•	Punct/Tear/Impact Dam	age, Extent : Se	vere, Are	a Affected : 100%			
	Location: Throughout						
Interior Walls							
Ceramic Tile	5% Now	\$55,700	2029	* *	5	\$2,500	C
	Broken/Missing Element	ts, Extent : Mod	erate, Are	ea Affected : 40%			
	Location : Throughout						
	Cracking/Crumbling, Ex	ctent : Moderate	, Area Af	fected : 40%			
	Location : Throughout						
Plaster	95% Now	\$307,400	LIFE	* *	5	\$29,000	C
Tiustei	Punct/Tear/Impact Dam			a Affected : 50%	3	Ψ27,000	C
	Location : Throughout		, , , , , , , , , ,				
Ceilings	200000000000000000000000000000000000000						
Plaster	100% Now	\$224,900	LIFE	* *	5	\$27,000	В
1 105001	Broken/Missing Elemen			ea Affected · 40%	J	Ψ21,000	ט
	Location : Throughout		c. a.c., 1176	aryjeenea. 10/0			
	Cracking/Crumbling, Ex		Area Af	fected · 40%			
	Location : Throughout		, тиси Ау	. TU/0			
	Locuion . Infoughout						

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Under 600 Volts				
Service Equipment				
Not Accessible	100%			D
	Other Observation, Extent : Light, Area	a Affected : 0%		
	Location: Flooded Basement			
	Explanation: Water Present			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME

Asset #: 729

Electrical	Current F	Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 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	В
	On Extended Life, Ex	tent : Severe, Area	Affected: 100	%			
	Location: Through	out					
Wiring							
Not Accessible	100%						D
Motor Controllers							
Not Accessible	100%						D
round							
Grounding Devices							
Not Accessible	100%						D
ighting							
Interior Lighting							
Fluorescent	60% Now	\$89,400	2030	* *			В
	On Extended Life, Ex	tent : Moderate, A	rea Affected : 1	00%			
	Location: Through	out					
	Other Observation, E	xtent : Severe, Are	a Affected : 10	0%			
	Location: Through	out					
	Explanation : Lamp	T12					
HID	5%		2028	* *	10		В
Incandescent	35% Now	\$52,100	2030	* *	2	\$200	В
11101110000111	On Extended Life, Ex			%	~	Ψ230	D
	Location : Through		9,7				
Egress Lighting							
Exit, Service	50%		2028	* *	1		В
Exit, Battery	50%		2028	* *	10	\$1,000	В
ightning Protection	5070		2020		10	Ψ1,000	
Arresters/Cabling							
Not Accessible	100%						D
THOU ACCESSION	10070						<u>υ</u>

Mechanical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Steam Piping/Pump	100%	2020	\$199,900	4	\$2,100	В
	Other Observation, Extent: Light,	Area Affected : 1	100%			
	Location: Power Plant - Not In	Service				
	Explanation : Steam And Hot Wo	ter From Other I	Bldg			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (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	В
Air Conditioning								
Energy Source								
Electricity	100%			2019	\$8,100	1		В
Conversion Equipment								
Window/Wall Unit	10%			2016	\$5,900	1		В
No Component	90%							D
Ventilation								
Exhaust Fans								
Interior	10%			2016	\$3,200	2	\$100	В
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$85,500	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	a : Floors 1-5	5					
	Explana	tion : 2 Units	s - Not In Service					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$841,500	\$93,700
Electrical	\$172,600	\$110,900
Mechanical	\$616,300	\$587,500
Total	\$1,630,400	\$792,100
Priority A	\$841,500	\$93,700
Priority B	\$788,900	\$698,400
Total	\$1,630,400	\$792,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$94,300	\$13,700	\$49,600	\$37,700
Priority B	\$94,300	\$13,700	\$49,600	\$37,700
Total	\$94,300	\$13,700	\$49,600	\$37,700



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BOILER RM

Asset #: 730

Architecture	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior						
Exterior Walls						
Masonry: Brick	100% Now Cracking/Crumbling, Exten Location: Throughout Punct/Tear/Impact Damage Location: Throughout			5	\$93,700	A
Windows	Location : Intoughout					
Not Accessible	100%					D
Parapets						
Not Accessible	100%					D
Roof						
Not Accessible	100%					D
Interior						
Floors						
Not Accessible	100%					D
Interior Walls						
Not Accessible	100%					D
Ceilings						
Not Accessible	100%					D

ectrical		Current Repai	r	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2020	\$17,000	5	\$200	В
	Other Obse	rvation, Extent	: Moderate, A	Area Affe	cted : 100%			
	Location	: Electrical Ro	om					
	Explanati	on : Service Ra	ted At 3000 A	mps				
Switchgear / Switchboard								
Fused Disc Sw	100%			2020	\$110,900	5	\$200	В
Raceway								
Conduit	70%			2020	\$24,700	1		В
Tray	30%			2018	\$10,600	1		В
Panelboards								
Fused Disc Sw	30%			2019	\$23,400	5	\$300	В
Molded Case Bkrs	70%			2019	\$54,600	5	\$800	В
Wiring								
Braided Cloth	40%	Now	\$12,700	2045	* *	1		В
	Insulation 1	Aged, Extent : S	Gevere, Area A	ffected :	100%			
	Location	: Throughout						
Thermoplastic	60%			2020	\$19,100	1		В
Motor Controllers								
Locally Mounted	100%			2018	\$11,000	5	\$300	В

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BOILER RM

Asset #: 730

Electrical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Ground									
Grounding Devices									
Not Accessible	100%					D			
Stand-by Power									
Transfer Switches						_			
Automatic	100%	2018	\$11,500	1	\$14,100	В			
Generators									
Diesel	100%	2016	\$78,000	1	\$17,800	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Boiler Room								
	Explanation: 313 Kva								
Batteries									
Lead/Acid	100%	2016	\$700	5	\$1,700	В			
Fuel Storage									
Main Tank	100%	2023	\$6,000	5	\$1,500	В			
Lighting									
Interior Lighting									
Fluorescent	60%	2016	\$39,900	10	\$27,500	В			
	Other Observation, Extent : Model	rate, Area Affe	cted : 100%						
	Location: Throughout								
	Explanation : Lamp T12								
HID	5%	2028	* *	10	\$100	В			
Incandescent	35%	2016	\$23,300	2	\$400	В			
Egress Lighting									
Exit, Service	50%	2028	* *	1		В			
Exit, Battery	50%	2028	* *	10	\$1,700	В			
Lightning Protection									
Arresters/Cabling									
Not Accessible	100%					D			

echanical	Current Repair	Futur	e Replacement	M	aintenance				
rstem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
ating	•	•							
Energy Source									
Natural Gas	100%	2030	* *	1		В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Entire Complex								
	Explanation: Building Is Not In Ser	vice							
Conversion Equipment									
Steam Boiler	100%	2025	\$241,300	1	\$49,500	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation: 3 Units								
Distribution									
Steam Piping/Pump	100%	2020	\$346,200	4	\$3,700	В			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BOILER RM

Mechanical		Current Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Terminal Devices								
Convector/Radiator	100%		2018	\$468,300	1	\$16,100	В	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%		2018	\$148,100	1		В	
HW Heat Exchanger								
Low Temp	100%		2020	\$15,400	4	\$7,400	В	
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping							<u>.</u>	
Cast Iron	100%		LIFE	* *	1		В	
Sump Pump(s)			•					
Rigid Piping	100%		2016	\$11,000	4	\$2,500	В	
Fixtures			•					
Generic	100%						В	

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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			
Total	\$20,900			
Priority A	\$20,900			
Total	\$20,900	_		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER GARAGE

Asset #: 731

Architecture	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Masonry: Brick	100% Now	\$20,900	LIFE	* *	5	\$3,500	A
	Punct/Tear/Impact	Damage, Extent: M	oderate,	Area Affected : 20	%		
	Location : Throug	ghout					
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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
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			re Replacement	M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER GARAGE

Mechanical		Current Repair	Future Replacement	Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Heating					
Distribution					
Not Accessible	100%				D
Terminal Devices					
Not Accessible	100%				D
Plumbing					
H/C Water Piping					
Not Accessible	100%				D
Water Heater					
Not Accessible	100%				D
HW Heat Exchanger					
Not Accessible	100%				D
Sanitary Piping					
Not Accessible	100%				D
Storm Drain Piping					
Not Accessible	100%				D
Backflow Preventer					
Not Accessible	100%				D
Fixtures					
Not Accessible	100%				D

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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

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
Total	\$9,222,600	\$24,533,400
Priority A	\$5,560,600	\$804,500
Priority B	\$3,246,700	\$21,999,500
Priority C	\$415,300	\$1,729,400
Total	\$9,222,600	\$24.533.400

Total	\$687,900	\$479,400	\$737,200	\$575,600
Priority C	\$53,200		\$70,600	\$44,000
Priority B	\$581,300	\$479,400	\$637,400	\$531,500
Priority A	\$53,400		\$29,300	
Total	\$687,900	\$479,400	\$737,200	\$575,600
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
Mechanical	\$303,400	\$225,200	\$367,500	\$245,900
Electrical	\$76,600	\$52,900	\$68,600	\$84,300
Interior Architecture	\$53,200		\$70,600	\$44,000
Exterior Architecture	\$53,400		\$29,300	
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior											
Exterior Walls	55 0.4				ate ate	_	4.7. c 000				
Masonry: Brick Cavity	57%	3.7	#11.400	LIFE	* *	5	\$456,900	A			
Metal Panel	2%		\$11,400	2035	**	5	\$15,000	Α			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Above Overhead Doors									
		Deformed/Dented, Extent : Severe, Area Affected : 20%									
			ueni : Severe, Area verhead Doors	і Ајјестес	1:20%						
		i . Above O	verneua Doors	2020	* *		Φ27 <00				
Metal Coiling Doors	3%	NT	фо 2 2 00	2030	* *	5	\$37,600	A			
Pre-Cast Concrete	5%		\$82,200	LIFE		5	\$65,100	A			
		racking/Crumbling, Extent : Light, Area Affected : 2% Location : Over Emergency Entrance									
			nt : Light, Area Afj	factad : 1	000/						
			nı . Lıgnı, Area Ajj vergency Entrance	естей. 1	00/0						
Pre-Cast Concrete	30%	- Over Em	Ergeney Entrance	LIFE	* *	5	\$791.500	Λ			
Window Wall	30%	Now	\$172,100	2045	* *	<i>5</i>	\$781,500 \$22,500	A A			
willdow wall			\$172,100 nt : Severe, Area Af			3	\$22,300	A			
	-		u . severe, Area Aj nd Various Other L								
	Weather S	-	g, Extent : Modera								
Windows											
Aluminum	-		\$3,989,900 at : Moderate, Area out	2050 Affected	* * l : 75%	5	\$48,000	A			
		Inefficient : Through	Extent : Moderate out	e, Area Ą	ffected : 50%						
	Caulking .	_	d, Extent : Modera	te, Area	Affected : 50%						
		_	xtent : Moderate, A	Area Affe	cted : 20%						
	Location			33							
Metal Louvers	5%			2034	* *	10	\$31,600	A			
Parapets	270						, = -, = 30				
Cast in Place Concrete	5%	Now	\$8,400	LIFE	* *	5	\$13,800	A			
			ent, Extent : Moder		ı Affected : 20%		•				
	Location	ı : 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			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Architecture		Current Repair		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	
	_	_	, Extent : Light, Are	ea Affecte	ed : 10%				
		i : Over 13		A A CC					
	_		Extent : Moderate, A th And 13th Floors	Area А <u></u> ∏е	естеа : 20%				
		i: Over 11	in Ana 13in Floors	• • • • •	de de				
Modified Bitumen	50%	3.7	Φ 5.65 .600	2030	* *	10	\$72,300	A	
Panel/Paver: Cer/Brk	35%		\$567,600	2055				A	
		-	n, Extent : Moderate Over Second Floor	-	<i>пестеа : 25%</i>				
			Extent : Moderate, 1		natad · 100%				
			Over Second Floor		cieu . 40/0				
			Extent : Light, Area		. 10%				
			Over Second Floor		. 10/0				
Interior	<u> </u>		0,0,000,000						
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 Plaster	5% 5%			LIFE LIFE	* *	10	\$2,200	C C	
Under Construction	5% 5%			LIFE		5-10	\$6,300	D	
Ceilings	3%							ע	
AcousTileConcealSpLn	45%			2030	* *	5	\$452,300	В	
Acous TileSusp.Lay-In	10%			2038	* *	5	\$80,400	В	
Exposed Concrete	15%			LIFE	* *	5-10	\$150,800	В	
Metal Panel	25%			LIFE	* *	5	\$502,500	В	
Under Construction	5%			_		-	, ,- ,-	D	

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Electrical	С	urrent Repair	Futur	Future Replacement		Maintenance			
ystem Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
nder 600 Volts			•				•		
Service Equipment									
Air Circuit Breaker	100%		2025	\$129,900	5	\$3,400	В		
		vation, Extent : Moderate,	Area Affe	cted : 100%					
		Electrical Room							
	Explanation	ı : 4- 4000 Amperes Servi	ce Protect	ors					
Transformers	0.004		2022	412.200	_	Φ2 200			
Dry Type	90%		2023	\$13,300	5	\$2,200	В		
		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							
		ı : 3- 150 Kva, 2-/5 Kva, .							
Dry Type	10%		2038	**	5	\$200	В		
		vation, Extent : Moderate,	Area Affe	cted : 100%					
	Location : I								
	Explanation	ı : 1- 75 Kva, 2- 45 Kva							
Switchgear / Switchboard	0.50/		2025	Ф201 400	~	ф 2.7 00	ъ		
Fused Disc Sw	95%		2025	\$391,400 * *	5	\$2,700	В		
Fused Disc Sw	5%		2045		5	\$100	В		
Raceway	200/		2022	¢114 <i>5</i> 00	1		D		
Busway Conduit	20% 70%		2023 2025	\$114,500 \$400,900	1		В		
Conduit	10%		2023	\$400,900 * *	1 1		B B		
Panelboards	10%		2043		1		ь		
Fused Disc Sw	5%		2024	\$28,800	5	\$800	В		
Molded Case Bkrs	15%		2024	\$20,000 * *	5	\$2,600	В		
Molded Case Bkrs	10%		2033	* *	5	\$1,700	В		
Molded Case Bkrs	70%		2024	\$403,500	5	\$12,100	В		
Wiring	7070		2024	ψ+05,500		Ψ12,100			
Busway	20%		2023	\$129,600	1		В		
Thermoplastic	70%		2025	\$453,500	1		В		
Thermoplastic	10%		2045	**	1		В		
Motor Controllers	20,0								
Locally Mounted	10%		2023	\$53,900	5	\$400	В		
Motor Control Center	10%		2038	* *	5	\$1,800	В		
Motor Control Center	75%		2023	\$814,400	5	\$13,400	В		
Variable Frequency	5%		2038	* *		,	В		
Drive									
round									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$19,300	В		
and by Downer									

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Electrical	Current Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Transfer Switches	100/	2020	* *		Φ20.200	D			
Automatic	10%	2030		1	\$20,200	В			
	Other Observation, Extent : Moderate, Location : 1st Basement	Area Affe	ctea : 100%						
	Explanation: 400 Amps For Fire Pun	nn							
Automotio	70%	2023	\$8,100	1	¢141.200	В			
Automatic			. ,	1	\$141,200	D			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room								
	Explanation: 3-1600 Amps And 1-12	200 Amps							
Automatic	10%	2023	\$1,200	1	\$20,200	В			
Automatic	Other Observation, Extent : Moderate,			1	Ψ20,200	D			
	Location: First Basement	11.00.11990	. 100,0						
	Explanation: 400 Amps For Sprinkle	r Pump							
Automatic	10%	2023	\$1,200	1	\$20,200	В			
ratomatic	Other Observation, Extent : Moderate,			1	Ψ20,200	Ь			
	Location : Second Basement								
	Explanation: 400 Amps For Standpip	e Pump							
Generators	T. T. T.	- · · · · · · · · · · · · · · · · · · ·							
Diesel	100%	2021	\$78,000	1	\$253,900	В			
Dieser.	Other Observation, Extent: Moderate,	Area Affe	cted : 100%		,				
	Location: Generator Room								
	Explanation: 2- Emergency Generate	ors Rated	@ 750 Kw Each						
Batteries									
Lead/Acid	100%	2018	\$700	5	\$24,300	В			
Fuel Storage									
Day Tank	50%	2024	\$19,400	5	\$50,000	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Generator Room								
	Explanation: 2-105 Gallons Rated C								
Main Tank	50%	2028	* *	5	\$7,900	В			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%						
	Location: 3rd Basement								
* · · ·	Explanation : 20,000 Gallons Capacia	ty							
Lighting									
Interior Lighting	020/	2025	\$2.550.200	10	\$454,600	D			
Fluorescent	92% Other Observation Extent: Moderate		\$2,559,200	10	\$434,000	В			
	Location: Throughout The Building	Other Observation, Extent: Moderate, Area Affected: 100%							
	Explanation: T-8 Lamps								
Fluorescent	2%	2025	\$55,600	10	\$9,900	В			
Puolescent	Compact Fluorescent Light, Extent : Mo				\$9,900	Ъ			
	Location : 12th Floor	ouciuit, E		,,0					
Elecanosant		2020	* *	10	\$24.700	D			
Fluorescent	5% T. S. Lamps, Extent : Moderate, Area Africa	2030		10	\$24,700	В			
	T-8 Lamps, Extent : Moderate, Area Affected : 100% Location : 4,6,7 Th Floors								
To an a decrease		2020	¢27.000		¢100	D			
Incandescent	1%	2020	\$27,800	2	\$100	В			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Rep	air F	uture	Replacement	Ma	aintenance		
System Component Type	% of Fail Date Es Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Egress Lighting								
Emergency, Service	50%		025	\$38,900	1		В	
Exit, LED	5%		060	* *	1		В	
Exit, Service	20%		020	\$15,500	1		В	
Exit, Service	25%	20	025	\$19,400	1		В	
Exterior Lighting								
HID	50%		020	\$119,000	10	\$1,000	В	
HID	50%	20	025	\$119,000	10	\$1,000	В	
Lightning Protection								
Arresters/Cabling								
Generic	100%	20	028	* *	5	\$1,500	В	
Alarm								
Security System								
No Component	70%						D	
Generic	30%		025	\$590,400	1	\$73,500	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Hallways, Mechanical Rooms, Outside							
	Explanation: C C T V	Surveillance Came	eras					
Fire/Smoke Detection								
Generic, Analog	30%		020	\$2,021,100			В	
	Other Observation, Exte	nt : Moderate, Area	ı Affec	ted : 100%				
	Location: Basements,							
	Explanation: Manual	Pull Station And Al	arm B	Pells				
Generic, Digital	70%	20	025	\$4,716,000			В	
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Strobe L. Bells	ights, Manual Pull	Statio	ns, Horns, Smoke	Detector	s And Alarm		

Mechanical	Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2035	* *	1		В
Fuel							
	Other Observation, E.	xtent : Light, Area	Affected	! : 100%			
	Location: Vault						
	Explanation: 3 - 20	,000 Gallon Tanks	For #2	Fuel Oil			

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair		Future	Replacement	M					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Heating										
Conversion Equipment										
Heat Exchanger	10%		2028	* *	1	\$26,600	В			
	Other Observation, E	_		100%						
	Location : Mechani									
	Explanation : Heat	Exchanger Serves			on					
Steam Boiler	70%		2038	* *	1	\$373,500	В			
	Other Observation, E	_	Affected:	100%						
	Location : Boiler R									
	Explanation: 4 Boi	lers Out Of 5 Are l	Vewer Uni	ts						
Steam Boiler	20% 2-4	\$520,500	2045	* *	1	\$96,000	В			
	Other Observation, E	xtent : Severe, Are	a Affected	: 100%						
	Location : Boiler Re	Location : Boiler Room Explanation : Boiler No-2 Is Beyond It's Useful Life Cycle And Defective - It Should Be								
	Explanation : Boile Replaced	r No-2 Is Beyond I	t's Useful I	Life Cycle And De	efective -	It Should Be				
Distribution										
Hot Wtr Piping/Pump	30%		2033	* *	4	\$11,900	В			
Steam Piping/Pump	70%		2035	* *	4	\$18,600	В			
Terminal Devices										
Air Handler	50% 0-2	\$144,100	2020	\$1,441,300	1	\$149,900	В			
		Corroded, Extent : Moderate, Area Affected : 100% Location : Air Handler Pans								
	On Extended Life, Extent : Severe, Area Affected : 100%									
	Location: Throughout									
	Other Observation, E	xtent : Moderate, A	Area Affec	ted : 100%						
	Location : Level B-	2, 5th & 18th Floo	rs							
	Explanation: Air H	andler Doors Leak	king Air							
Air Handler	10%		2033	* *	1	\$33,300	В			
Convector/Radiator	30%		2030	* *	1	\$52,200	В			
Fan Coil Unit/Heat	10%		2025	\$800,500	1	\$17,400	В			
	Other Observation, E	xtent : Light, Area	Affected:			, ,				
	Location : Through	_								
	Explanation : Rehea	at System								
Air Conditioning										
Energy Source										
Electricity	100%		2041	* *	1		В			

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning				•				•
Conversion Equipment								
Centrifugal, Elec Chiller				2034	* *	1	\$466,500	В
	-	-	tent : Light, Ared	a Affecte	d : 100%			
		: Chiller Ro		4.00	1000/			
			ent : Light, Area	Affected	: 100%			
		: Chiller Ro		77				
		tion: 4 Of 5 (Chillers Are New					
Centrifugal, Elec Chiller				2021	\$288,200	1	\$116,600	В
	-	-	tent : Light, Ared	a Affecte	d : 100%			
		: Chiller Ro		A CC	1000/			
			ent : Light, Area	Affectea	: 100%			
		: Chiller Ro		11 77 %				
Distribution	Explanal	non : 1 Of 5 (Chillers Is An Ol	aer Unit				
	80%	Now	\$104,500	2025	\$2,090,400	4	\$21,200	В
Chilled Wtr Pipe/Pump			\$104,300 derate, Area Affe			4	\$21,200	Ь
			ıeruie, Area Ajje 1s To Air Handli		U			
Ch'il d War D're /D		. Connection	is 10 Mir Hanan		* *	4	ΦΩ ΩΩΩ	D
Chilled Wtr Pipe/Pump	20%	F		2045		4	\$8,000	В
		ervanon, Exi : Chiller Ro	ent : Light, Area	Ајјестеа	: 100%			
			om Replaced In 199	0				
Terminal Devices	Елрини	ion . 1 umps	керійсей ін 199	<i>-</i>				
Air Handler/Cool/Ht	85%	0-2	\$386,100	2020	\$1,930,300	1	\$254,900	В
7 III Transier/ Cool/Tit			derate, Area Affe				Ψ23 1,700	Ь
		: Air Handle			- , -			
			nt : Severe, Area	Affected	: 100%			
		: Throughou		33				
		_	ent : Moderate, 1	Area Affe	cted : 100%			
	Location	: Throughou	ıt					
	Explanat	tion : Air Har	idler Doors Leal	king Air -	23 Out Of 27 Air	Handlers	s Are Beyond	
	Their Us	eful Life Cyc	le Rating					
Air Handler/Cool/Ht	15%			2030	* *	1	\$50,000	В
Heat Rejection								
Water Cool Tower	100%			2019	\$1,534,600	2	\$542,200	В
	Recent Rep	pair Evident,	Extent: Light, A	Area Affe	cted : 100%			
	Location	-						
			ent : Moderate, 1	Area Affe	cted : 100%			
	Location	=						
	Explanat	tion : The Wa	ter Cooling Tow	er Is Bey	ond It's Useful Life	e Cycle I	Rating	
Ventilation								
Distribution	1000			1 11		2.7	4477.5 00	ъ
Ductwork/Diffusers	100%			LIFE	**	2-5	\$475,700	В
		_	: Moderate, Are	ea Affecte	rd: 100%			
	Location	: Throughou	IT					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Mechanical	Current Repair		e Replacement	Maintenance				
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
entilation								
Exhaust Fans								
Interior	98%	2020	\$579,200	2	\$16,200	В		
	Other Observation, Extent : Moderate, A							
	Location: Mech. Room, 5th Floor, B3							
D C	Explanation: Ehaust Fans Are Beyon				Φ200			
Roof	2%	2020	\$8,500	2	\$300	В		
	Other Observation, Extent: Moderate, I	Area Affe	ectea : 100%					
	Location : Roof Explanation : Exhaust Fans Beyond U	Inoful I if	a Cuala					
lumbing	Explanation . Exhaust Fans Beyona C	sejui Lije	e Cycle					
H/C Water Piping								
Brass/Copper	100%	2035	* *	1		В		
Бтазы соррег	Booster Pump w/Tank, Extent : Light, A		cted : 100%	•		2		
	Location : Water Pump Room	33						
HW Heat Exchanger	-							
Low Temp	100%	2035	* *	4	\$53,300	В		
1	Other Observation, Extent : Light, Area	Affected	! : 100%					
	Location: Mechanical Equipment Roc	om						
	Explanation: 2 Units With 5,000 Gali	on Tanks	S					
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1		В		
Storm Drain Piping						_		
Cast Iron	100%	LIFE	* *	1		В		
Sump Pump(s)	1000/	2020	#11.000	4	Φ2.500	ъ		
Rigid Piping	100%	2020	\$11,000	4	\$2,500	В		
	Other Observation, Extent : Light, Area Location : Sub Basement	Ајјестеа	. 100%					
	Explanation: 2 Duplex Units							
Sewage Ejector(s)	Explanation . 2 Duplex Ontis							
Electric	100%	2020	\$11,000	4	\$2,500	В		
Dicerie	Other Observation, Extent : Light, Area			•	Ψ2,300	D		
	Location : Sub Basement	55						
	Explanation: 2 Duplex Units							
Backflow Preventer	-							
Generic	100%	2030	* *	1	\$33,000	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement							
	Explanation: Fire And Domestic / Re	pairs In I	Progress					
Fixtures	1000/					-		
Generic	100%					В		

Vertical Transport

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future F	Replacement	M	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Vertical Transport	•							
Elevators								
Geared Traction	65%	LIFE	* *			C		
	Other Observation, Extent : Light, A	rea Affected : 1	100%					
	Location: (1) Sb2-2, (1) Sb1-2, (3)	1-4, (4) Sb1-1	7, (1) Sb2-17, (2	?) Sb1-16	í			
	Explanation: 12 Units							
Geared Traction	25%	LIFE	* *			С		
	Other Observation, Extent : Modera	te, Area Affecte	ed : 100%					
	Location: Basement Level							
	Explanation: 3 Patient Elevators (Operating Unre	liably Accordin	g To Buil	ding Staff			
Geared Traction	10%	LIFE	* *			С		
	Other Observation, Extent : Modera	te, Area Affecte	ed : 100%					
	Location: Basement Level							
	Explanation: 1 Passenger Elevato	r In Unreliable	Condition Acco	rding To	Building Staff			
Fire Suppression	-							
Standpipe								
Generic	100%	2035	* *	1-5	\$271,700	В		
Sprinkler								
No Component	40%					D		
Generic	60%	2035	* *	1-2	\$90,600	В		
Fire Pump								
Generic	50%	2021	\$198,000	1	\$50,300	В		
	Other Observation, Extent : Modera	te, Area Affecte	ed : 100%					
	Location: Basement							
	Explanation: Fire Pumps Are Bey	ond Their Usef	ul Life Cycle					
Generic	50%	2034	* *	1	\$50,300	В		
Chemical System								
Generic	33%	2018	\$8,600	1-3	\$18,200	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
	Explanation: Chemical System Is	Beyond It's Use	eful Life Cycle					
Generic	67%	2024	\$17,400	1-3	\$33,900	В		
Concine	Other Observation, Extent : Modera			1.5	Ψ22,700	D		
	Location: Roof							
	Explanation: No Access For Prop	er Inspection						

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 481

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

\$7,700	\$400	\$1,000	\$1,100
\$17,900	1 - 7		
\$17,900	\$5,400	\$6,400	\$10,200
\$34,300	\$1,600		\$12,300
\$59,900	\$7,400	\$7,400	\$23,600
\$3,900	\$3,900	\$3,900	\$3,900
\$700	\$600	\$1,000	\$600
\$600	\$800	\$1,500	\$5,600
\$20,400	\$400	\$1,000	\$1,100
\$34,300	\$1,600		\$12,300
FY 2016	FY 2017	FY 2018	FY 2019
	\$34,300 \$20,400 \$600 \$700 \$3,900	\$34,300 \$1,600 \$20,400 \$400 \$600 \$800 \$700 \$600 \$3,900 \$3,900	\$34,300 \$1,600 \$20,400 \$400 \$1,000 \$600 \$800 \$1,500 \$700 \$600 \$1,000 \$3,900 \$3,900 \$3,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13433

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
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
		/Rusting, E 1 : Bulkhead	Extent : Light, Area d	Affected	: 5%			
Metal Sect. OHD	5%			2037	* *	5	\$2,900	A
Weathering Steel	5%	4+	\$3,400	LIFE	* *	1	. ,	Α
C	Location	ther Observation, Extent : Light, Area Affected : 10% Location : Canopy Columns						
		tion : Corr	osion - This Compo					
Window Wall	15%			2044	* *	5	\$10,400	A
Windows								
Aluminum	100%			2040	* *	5	\$700	A
Parapets								
Metal Panel	25%			2044	* *	5	\$400	Α
Metal Rail	5%			2037	* *	5-10	\$300	Α
Pre-Cast Concrete	70%			LIFE	* *	5	\$1,600	A
Roof								
Single Ply Membrane	Location	Extent : Mod n : Through			* *			A
	Drains Clogged, Extent: Moderate, Area Affected: 10% Location: Throughout Patching Evident, Extent: Moderate, Area Affected: 15% Location: Throughout							
erior Floors								
Carpet			\$2,900 t : Light, Area Affec E Lobby	2020 eted : 15%	\$29,300	3	\$3,200	С
Cast in Place Concrete	25%	Now	\$4,800	LIFE	* *	5	\$4,600	С
	Cracking/	Crumbling	, Extent : Severe, A partment Shop Gard	rea Affec	ted : 15%			
Ceramic Tile	15%			2033	* *	5	\$1,300	С
Vinyl Tile	35%			2029	* *	3	\$1,100	C
Interior Walls								
Ceramic Tile	10%			2033	* *	5	\$800	C
	20%			LIFE	* *	5	\$600	C
Concrete Masonry Unit	2070							
Concrete Masonry Unit Gypsum Board	65%			LIFE	* *	5	\$3,000	C

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13433

Architecture	Cı	ırrent R	epair	Futur	e Replacement	M	aintenance	
System Component Type		l Date 'ears)	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	В
	Broken/Missin	ig Eleme	ents, Extent : Mod	erate, Ar	rea Affected : 15%			
	Location: V	arious L	ocations Through	out				
	Loose/Delam	Surface,	Extent : Moderate	e, Area A	Affected : 15%			
	Location : V	arious L	ocations Through	out				
	Staining/Disco	oloring,	Extent : Moderate	, Area A	ffected : 30%			
	Location: V	arious L	ocations Through	out				
Exposed Struc: Steel	10%			LIFE	* *			В
Gypsum Board	5%			LIFE	* *	5	\$500	В

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•						
Service Equipment							
Fused Disc Sw	100%		2044	* *	5		В
	Other Observation, Ex	ctent : Moderate, A	rea Affe	cted : 100%			
	Location: Electrical	l Room					
	Explanation: One 12	200 Amps Main Di	sconnec	t Switch			
Transformers							
Liquid Filled	100%		2037	* *	5		В
•	Other Observation, Ex	ctent : Moderate, A	rea Affe	cted : 100%			
	Location: Outside						
	Explanation: One 1.	3.8 Kva 480hv-208	3/120lv				
Switchgear / Switchboard	-						
Fused Disc Sw	100%		2044	* *	5		В
Raceway							
Conduit	100%		2044	* *	1		В
Panelboards							
Fused Disc Sw	5%		2040	* *	5		В
Molded Case Bkrs	95%		2040	* *	5	\$100	В
Wiring							
Thermoplastic	100%		2044	* *	1		В
Motor Controllers							
Locally Mounted	100%		2037	* *	5		В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	В
Stand-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$1,700	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Repa	ir Future F	Replacement	M				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power								
Generators								
Diesel	100%	2033	* *	1	\$2,200	В		
	Other Observation, Exten		ed : 100%					
	Location: Outside The	Building						
	Explanation: 100 Kva							
Batteries								
Lead/Acid	100%	2018	\$700	5	\$200	В		
Fuel Storage								
Main Tank	100%	2052	* *	5	\$200	В		
	Other Observation, Exten		ed : 100%					
	Location: Generator Re							
	Explanation : One 275	Gals						
Lighting								
Interior Lighting	0 =				* 4 0 0 0	_		
Fluorescent	95%	2029	* *	10	\$4,900	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	· ·	ē						
	Explanation: T-8 Lamp							
HID	2%	2029	* *	10		В		
Incandescent	3%	2029	* *	2		В		
Egress Lighting								
Emergency, Service	60%	2029	* *	1		В		
Exit, Service	40%	2029	* *	1		В		
Exterior Lighting								
HID	100%	2029	* *	10		В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2029	* *	1	\$600	В		
Fire/Smoke Detection								
No Component	50%					D		
Generic	50%	2029	* *	1-3	\$1,700	В		

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13433

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Conversion Equipment	50 0/		2020	* *	1	¢1 400	D
Furnace	50% Other Observation, 1	Extent : Light Area	2029		1	\$1,400	В
		M S And Fire Depo					
	-	ckaged Rooftop Un		-	s Fired	Space Heaters	
Hot Water Boiler	50%	J. J	2037	* *	1	\$1,400	В
1100 (, 4001 2 01101	Other Observation, I	Extent : Light, Area		100%	-	Ψ1,.00	
		And Fire Departmer					
	Explanation: 4 Ga	s Fired Hot Water	Boilers				
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$400	В
Terminal Devices	1000/		2025	de de		4.000	-
Convector/Radiator	100%		2037	* *	1	\$1,800	В
Air Conditioning Energy Source							
Electricity	100%		2040	* *	1		В
Conversion Equipment	10070		2040		1		D
Ext Pkg Unit -	100%		2029	* *	2	\$300	В
Heating/Cooling							
	Other Observation, I	Extent : Light, Area	Affected:	100%			
	Location: Roof						
	Explanation : 2 Pa	ckage Rooftop Unit	S				
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,200	В
Exhaust Fans	100/0		LIITE		2-3	\$5,200	ъ
Roof	100%		2029	* *	2	\$200	В
Plumbing	100/0					4200	
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		В
Water Heater							
Electric	20%		2023	\$200	4		В
Gas Fired	80%		2022	\$1,100	2	\$100	В
Sanitary Piping	1000/		LIDD	* *	1		D
Cast Iron Storm Drain Piping	100%		LIFE		1		В
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer	10070		LII L				
Generic	100%		2029	* *	1	\$400	В
Fixtures						·	
Generic	100%						В
Vertical Transport							
Elevators	100-						_
Geared Traction	100%	T	LIFE	**			C
	Other Observation, I	Extent : Light, Area Side Of The Facility					
		uae Of The Facully Unit Is Functional I					
	Е лриананоп . 1 пе	omi is Functional L	ını 1901 US	cu			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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HEALTH AND HOSPITALS CORP. - 819 OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	75%						D
Generic	25%		2044	* *	1-2	\$400	В

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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

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
Total	\$845,600	\$2,388,100
Priority A	\$335,100	\$1,292,900
Priority B	\$510,500	\$392,900
Priority C		\$702,300
Total	\$845,600	\$2,388,100

Total	\$328,400	\$239,200	\$352,200	\$330,400
Priority C	\$57,700	\$37,500	\$6,400	\$38,500
Priority B	\$250,400	\$201,700	\$329,800	\$274,200
Priority A	\$20,300		\$16,000	\$17,700
Total	\$328,400	\$239,200	\$352,200	\$330,400
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Mechanical	\$153,600	\$112,300	\$172,100	\$142,400
Electrical	\$42,700	\$35,400	\$77,900	\$77,700
Interior Architecture	\$57,700	\$37,500	\$32,100	\$38,500
Exterior Architecture	\$20,300		\$16,000	\$17,700
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	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
	_	lace Evident, Extent : Light, Fourth Floor	Area Aff	ected : 100%			
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
	_	lace Evident, Extent : Light, Fourth Floor	Area Aff	ected : 100%			
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
	_	lace Evident, Extent : Light, Fourth Floor	Area Aff	ected : 100%			
Ceilings							
AcousTileSusp.Lay-In	65%		2036	* *	5	\$333,700	В
AcousTileSusp.Lay-In	10%		2043	* *	5	\$51,300	В
redus r nebusp.Lay-m		lace Evident, Extent : Light,			J	Ψ51,500	ט
		Fourth Floor	1199				
Exposed Street Street	10%		LIFE	* *			D
Exposed Struc: Steel				* *	5	¢0.4.200	В
Gypsum Board	15%		LIFE	* *	5	\$96,200	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts					
Service Equipment					
Fused Disc Sw	75%	2043 **	5	\$1,100	В
	Other Observation, Extent : Mode	erate, Area Affected : 100%			
	Location: Electrical Room				
		And One 3000 Amps Main Discor			
Fused Disc Sw	25%	2043 **	5	\$400	В
	Other Observation, Extent: Mode	erate, Area Affected : 100%			
	Location: Electrical Room				
=	Explanation : One 4000 Amps N	Main Disconnect Switch For Eme	rgency		
Transformers	1000		_	44.200	_
Dry Type	100%	2036 **	5	\$1,300	В
	Other Observation, Extent: Mode	erate, Area Affected : 100%			
	Location: Electrical Room				
	Explanation : Three 300 Kva 48 150 Kva 480hv-208/120lv	20hv-208/120lv, One 225 Kva 480)-hv/208/1	120lv And One	
Switchgoor / Switchboord	130 Kva 460nv-206/120tv				
Switchgear / Switchboard Fused Disc Sw	100%	2043 **	5	\$1,500	В
	100%	2043		\$1,500	ь
Raceway Conduit	100%	2043 **	1		В
Panelboards	100%	2043	1		Ъ
Fused Disc Sw	10%	2039 * *	5	\$800	В
Molded Case Bkrs	90%	2039 * *		\$8,100	В
Wiring	9070	2039		ψ0,100	ъ
Thermoplastic	100%	2043 **	1		В
Motor Controllers	100/0	2043			
Locally Mounted	15%	2036 * *	5	\$300	В
Motor Control Center	85%	2036 * *		\$7,900	В
Ground	0370	2030		Ψ1,700	ъ
Grounding Devices					
Generic	100%	LIFE **	5	\$5,000	В
Stand-by Power	10070			42,000	
Transfer Switches					
Automatic	50%	2036 * *	1	\$52,800	В
Automatic	50%	2043 **	1	\$52,800	В
Generators				+,	
Diesel	50%	2032 **	1	\$66,400	В
	Other Observation, Extent : Mode			. ,	
	Location: Basement	. 33			
	Explanation: One 1500 Kw On	an Genset			
Diesel	50%	2038 **	1	\$66,400	В
	Other Observation, Extent : Mode		_	+ ,	_
	Location: Generator Room	<i></i>			
	Explanation: One 1500 Kw				
Batteries	1				
Nickel Cadmium	50%	2018 \$300	5	\$38,200	В
Nickel Cadmium	50%	2019 \$300		\$38,200	В
		===> \$500		423,200	

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage						
Day Tank	50%	2039	* *	5	\$31,800	В
	Other Observation, Extent : Modera	ate, Area Affec	cted : 100%			
	Location: Basement					
	Explanation: One 300 Gallons					
Day Tank	50%	2048	* *	5	\$31,800	В
Lighting						
Interior Lighting						
Fluorescent	85%	2028	* *	10	\$267,400	В
	Other Observation, Extent : Modera		cted : 100%			
	Location : Throughout The Buildin	ng				
	Explanation: Using T-8 Lamps					
Fluorescent	10%	2028	* *	10	\$31,500	В
	Other Observation, Extent : Modera	ate, Area Affeo	rted : 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
HID	5%	2028	* *	10	\$600	В
Egress Lighting						
Emergency, Service	45%	2028	* *	1		В
Emergency, Battery	5%	2028	* *	10	\$4,100	В
Exit, LED	40%	2051	* *	1		В
Exit, Service	10%	2028	* *	1		В
Exterior Lighting						
HID	100%	2028	* *	10	\$1,100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2028	* *	1	\$38,400	В
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2028	* *	1-3	\$87,100	В

Mechanical	Current Repair	Future Replacem	ent	M	aintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2043	* *	1		В
	Other Observation, Extent: Light,	Area Affected : 100%				
	Location: Basement					
	Explanation : Steam Provided F.	rom Adjacent Building E				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

Mechanical		Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$20,400	В	
			Extent : Light, Area	Affected	: 100%				
		n : Basemen							
	Explana	tion : Stean	n Provided From A	djacent l	Building E				
Distribution	600 /			2020	* *	4	Φ10 100	D	
Hot Wtr Piping/Pump	60%			2039	* *	4	\$10,100	В	
Steam Piping/Pump	40%			2043	* *	4	\$6,800	В	
Terminal Devices Air Handler	70%			2028	* *	1	¢1.49.500	D	
Convector/Radiator	70% 30%			2028	* *	1 1	\$148,500 \$33,200	B B	
	30%			2030		1	\$55,200	D	
Air Conditioning Energy Source									
Electricity	100%			2039	* *	1		В	
Conversion Equipment	100/0			2037		1			
Centrifugal, Elec Chiller	90%			2032	* *	1	\$334,000	В	
	Other Ob:		Extent : Light, Area nt		: 90%	-	,,,,,	2	
	Explana	tion : R123	Refrigerant						
Reciprocating Compr/Chiller	10%			2028	* *	1	\$15,900	В	
	R-134a Ro Location		Extent : Light, Area	ı Affected	d : 10%				
Distribution Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$16,900	В	
Terminal Devices Air Handler/Cool/Ht	100%			2028	* *	1	\$212,100	В	
Heat Rejection Remote Air Cond	100%			2028	* *	2	\$238,900	В	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$191,200	В	
Exhaust Fans					_				
Interior	80%			2028	* *	2	\$8,400	В	
Roof	20%			2028	* *	2	\$2,100	В	
Plumbing									
H/C Water Piping	1000/			2042	* *	1		D	
Brass/Copper	100%			2043	T T	1		В	
HW Heat Exchanger Low Temp	100%			2043	* *	Л	\$33,900	В	
Sanitary Piping	100%			2043		4	\$33,900	Б	
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping	10070			LII.I.		1		ט	
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)	100/0			LH L					
Rigid Piping	100%			2028	* *	4	\$2,500	В	
						-	7-,- 30		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$2,500	В
Backflow Preventer						
Generic	100%	2028	* *	1	\$21,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent: Light, Location: (7) B-5, (1) B Penthol Explanation: 8 Units					
Escalators						
Over 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent: Light, Location: Lower Levels Explanation: 2 Units	Area Affected : 100%				
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$179,300	В
Sprinkler						
Generic	100%	2043	* *	1-2	\$96,100	В
Fire Pump						
Generic	100%	2032	* *	1	\$64,000	В

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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
Total	\$463,400	\$304,300
Priority A	\$306,800	
Priority B	\$78,000	\$304,300
Priority C	\$78,600	
Total	\$463,400	\$304,300

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
Total	\$130,700	\$7,400	\$30,600	\$8,300
Priority A	\$99,100		\$10,800	
Priority B	\$29,700	\$7,400	\$19,800	\$7,100
Priority C	\$1,900			\$1,200
Total	\$130,700	\$7,400	\$30,600	\$8,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls	201		412 000		de de	_	4.100	
Cast in Place Concrete	Location Cracking/C	: Loading	Extent : Severe, A			5	\$4,100	A
Copper/Terne	2%			2043	* *	10	\$1,300	A
Masonry: Brick	Location Jnt Mortar	: Through	d, Extent : Moderat		-	5	\$23,500	A
Masonry: Granite		Now · Miss/Eroo · Building	\$16,200 d, Extent : Moderat Base	LIFE te, Area A	* * Affected : 25%	5	\$1,000	A
Masonry: Limestone	Location Staining/D	: Through	Extent : Moderate			5	\$600	A
Slate Panels	Location Cracking/C	: Window	Extent : Severe, A		-	5	\$400	A
Windows								
Aluminum	5%			2039	* *	5		A
Steel	Location Corrosion/ Location Deteriorate Location Thermally	: Through Rusting, E : Through ed Finish, : Through	xtent : Moderate, A out Extent : Moderate, out . Extent : Moderate	Area Affe Area Afj	ected : 50% fected : 50%	5	\$3,400	A
Wood	Location Thermally Location Split/Crack	: At Clear Inefficient, : At Clear	Extent : Moderate story : Moderate, Area	e, Area Ą	ffected : 100%	5	\$200	A

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

Architecture	Current Repair Future Replacement Maintenance					aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Parapets Masangu Brisk	050/ Now	\$52,000	LIEE	* *	5	\$4.500	A
Masonry: Brick	95% Now Diagonal Cracks, Ex Location: At Corne Horizontal Cracks, E Location: North Fo Misaligned/Bulging, Location: North Fo	ers xtent : Moderate, A acade, South Facac Extent : Moderate,	Area Affecto le Area Affec	1 : 20% ed : 10%	5	\$4,500	A
Masonry: Limestone	5% Now	\$2,500	LIFE	* *	5	\$300	A
	Jnt Mortar Miss/Erod Location : Coping Caulking Deteriorate Location : Coping						
Roof	- 0 	****					
Built-Up (BUR)	70% Now Blisters, Extent: Mod Location: Through Vegetation Growth, E Location: Through Water Penetration, E Location: Above M Worn/Eroded, Extent Location: Through	out Extent : Moderate, 2 out Extent : Moderate, 2 Techanical Rooms : Moderate, Area 2	Area Affect	ed : 30%			A
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 Broken/Missing Elem Location: Second I Cracking/Crumbling, Location: Second I Other Observation, E Location: Storage Explanation: 9x9 T	Floor Extent : Moderate Floor Extent : Moderate, 1 Space	, Area Affe	ected : 25%	3	\$3,500	С
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 Cracking/Crumbling, Location: Storage Paint Peeling, Extent Location: Storage	Area On Second Fl : Moderate, Area	oor Affected : 5		5	\$400	С

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$11,500	В
Exposed Concrete	60%			LIFE	* *	5	\$3,600	В
Exposed Concrete	10%	Now	\$12,200	LIFE	* *	5	\$600	В
-	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Second F	Floor					

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	* *	5		В
Molded Case Bkrs	50%			2033	* *	5	\$200	В
Raceway								
Conduit	80%			2023	\$18,400	1		В
Conduit	20%			2043	* *	1		В
Panelboards								
Molded Case Bkrs	60%			2022	\$7,200	5	\$200	В
Molded Case Bkrs	40%			2039	* *	5	\$100	В
Wiring							<u> </u>	
Braided Cloth	60%	2-4	\$9,700	2048	* *	1		В
		-	ent : Moderate, Are	a Affecte	ed : 100%			
		ı : Through	<i>ои</i> т					
Thermoplastic	20%			2033	* *	1		В
Thermoplastic	20%			2043	* *	1		В
Motor Controllers								
Locally Mounted	20%			2021	\$1,800	5		В
Motor Control Center	70%			2028	* *	5	\$200	В
Motor Control Center	10%			2036	* *	5		В
Ground								
Grounding Devices	# 004				de de	_	\$100	
Generic	50%			LIFE	* *	5	\$100	В
Generic	50%			LIFE	* *	5	\$100	В
Stand-by Power								
Transfer Switches	400						** ***	_
Automatic	100%			2021	\$11,500	1	\$3,900	В
Generators								
Diesel	100%			2019	\$78,000	1	\$5,000	В
		servation, E 1 : Basemen	Extent : Moderate, A	Area Affe	ected : 100%			
			a 375 Kva To Supply	The Mai	in Ruildina			
Batteries	Елріапа	uon . One .	775 Kva 10 suppiy	ine mu	in Dunuing			
Nickel Cadmium	100%			2016	\$700	5	\$2,900	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

Current Repair	Futur	e Replacement	M		
% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%	2022	\$1,300	5	\$3,300	В
Location: Basement		ected : 100%			
Explanation . One 333 Gail	on rank				
95%	2031	* *	10	\$15,500	В
	. 55	ected : 100%		, ,	
O	Buttuting				
	2018	\$500	10		В
370	2016	\$300	10		ъ
1804	2031	* *	1		В
			10	\$100	В
		**		φ100	В
3070	2020		1		
100%	2023	\$700	10		В
100/0	2023	Ψ700	10		ע
70%					D
	2031	* *	1-3	\$2,400	В
	% of Fail Date Estima Total (Years) 100% Other Observation, Extent: M Location: Basement Explanation: One 335 Gall. 95% Other Observation, Extent: M	100% 2022 Other Observation, Extent: Moderate, Area Affeloration: Basement Explanation: One 335 Gallon Tank 95% 2031 Other Observation, Extent: Moderate, Area Affeloration: Throughout The Building Explanation: T-8 Lamps 5% 2018 48% 2031 2% 2023 50% 2028	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost FY 100% 2022 \$1,300 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 335 Gallon Tank 2031 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building Explanation: T-8 Lamps 2018 \$500 48% 2023 \$100 50% 2028 ** 100% 2023 \$700	W of Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	100% 2022 \$1,300 5 \$3,300 Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 335 Gallon Tank 95% 2031 ** 10 \$15,500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps 5% 2018 \$500 10 48% 2031 ** 1 2 48% 2023 \$100 10 \$100 50% 2028 ** 1

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Building E					
	Explanation : Steam Provided From A	djacent	Building E			
Distribution						
Steam Piping/Pump	100%	2023	\$123,100	4	\$900	В
Terminal Devices						
Convector/Radiator	85%	2021	\$141,600	1	\$4,900	В
Fan Coil Unit/Heat	15%	2023	\$39,600	1	\$900	В
Air Conditioning						
Energy Source						
Electricity	100%	2031	* *	1		В
Conversion Equipment						
Window/Wall Unit	20%	2018	\$7,300	1		В
No Component	80%					D

Ventilation

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation							
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$3,000	В
No Component	70%						D
Exhaust Fans							
Roof	30%		2023	\$4,200	2	\$200	В
Wall Unit	30%		2023	\$8,000	2	\$200	В
No Component	40%						D
Plumbing H/C Water Piping							
Galv Iron/Steel	100%		2028	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$11,000	4	\$1,600	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Location	servation, Extent : Light, Area 1 : C, B, 1, 2 tion : 1 Unit	Affected	! : 100%			

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 499

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

Area Sq Ft : 137,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,11

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,972,400	\$631,800
Interior Architecture	\$56,300	\$797,500
Electrical	\$215,100	\$580,500
Mechanical	\$246,000	\$451,500
Total	\$2,489,800	\$2,461,400
Priority A	\$1,972,400	\$631,800
Priority B	\$517,300	\$1,135,200
Priority C		\$694,400
Total	\$2,489,800	\$2,461,400

Total	\$99,700	\$106,800	\$121,100	\$422,300
Total	, , ,			
Elevators/Escalators	\$21.700	\$21,700	\$21,700	\$21,700
Mechanical	\$25,300	\$36,700	\$59,300	\$23,300
Electrical	\$19,500	\$30,200	\$16,400	\$14,800
Interior Architecture	\$33,100	\$18,200	\$6,400	\$352,300
Exterior Architecture			\$17,200	\$10,200
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Architecture		Current F	Repair	Futur	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	Location	nc Not Fun 1 : Lower F				5	\$23,700	A
	-	Inefficient 1 : Lower F	, Extent : Moderate loors	, Area Ą	ffected : 50%			
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	
Gypsum Board	25%			LIFE	* *	5	\$43,900	C C 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	* *	5	Ψ32,200	Č
Wood	5%			LIFE	* *	5	\$58,500	C
Ceilings	3 70						Ψ20,200	
Acous Tile Conceal SpLn	20%			2040	* *	5	\$62,500	В
Acous Tile Susp. Lay-In	45%			2028	* *	5	\$112,500	В
Exposed Concrete	5%			LIFE	* *	5	\$2,000	В
Plaster	30%			LIFE	* *	5	\$46,900	В
1 103101	30/0			LILL			Ψτυ, 200	ע

Electrical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

ectrical	Curr	ent Repair	Future	Replacement	M	aintenance			
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
der 600 Volts									
Service Equipment									
Air Circuit Breaker	40%		2023	\$27,700	5	\$300	В		
		on, Extent : Moderate, A	Area Affe	cted : 100%					
	Location : Elec								
	Explanation : '	Two 1600 Amps Main L	Disconnect	t Switch					
Air Circuit Breaker	20%		2023	\$13,900	5	\$100	В		
	Other Observati	on, Extent : Moderate, A	Area Affe	cted : 100%					
	Location : Elec	ctrical Room							
	Explanation:	One 2000 Amps Main D)isconnect	t Switch					
Fused Disc Sw	20%		2033	* *	5	\$100	В		
	Other Observati	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room								
	Explanation:	One 1600 Amps Main D)isconnect	t Switch					
Fused Disc Sw	20%		2033	* *	5	\$100	В		
	Other Observati	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical Room								
	Explanation:	One 600 Amps Main Di	sconnect S	Switch For Emerg	ency				
Transformers	•	*							
Dry Type	100%		2021	\$14,800	5	\$500	В		
J -JF-	Other Observati	on, Extent : Moderate, A	Area Affe			•			
	Location : Electrical Room								
	Explanation:	One 300 Kva 480hv-208	8/120lv						
Switchgear / Switchboard									
Molded Case Bkrs	100%		2023	\$158,500	5	\$3,600	В		
Raceway									
Conduit	70%		2023	\$78,000	1		В		
Conduit	20%		2033	* *	1		В		
Conduit	10%		2043	* *	1		В		
Panelboards									
Fused Disc Sw	60%		2031	* *	5	\$1,900	В		
Fused Disc Sw	10%		2039	* *	5	\$300	В		
Fused Disc Sw	5%		2031	* *	5	\$200	В		
Molded Case Bkrs	25%		2022	\$39,000	5	\$900	В		
Wiring									
Braided Cloth	30% 2-4	\$55,900	2048	* *	1		В		
		e, Extent : Moderate, A		ed : 100%					
	Location : Thr	oughout							
Thermoplastic	40%		2033	* *	1		В		
Thermoplastic	10%		2043	* *	1		В		
Thermoplastic	20%		2023	\$37,200	1		В		
Motor Controllers	2070		2023	Ψ57,200	1		ע		
Locally Mounted	80%		2021	\$176,400	5	\$700	В		
Locally Mounted	20%		2021	\$170, 4 00 * *	5	\$200	В		
	2U70		2020		3	φ200	ъ		
Ound Grounding Dovices									
Grounding Devices Generic	100%		LIFE	* *	5	\$2,000	В		
nd-by Power	10070		LII.E	- •	J	\$∠,000	ם		

Stand-by Power

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Stand-by Power							
Transfer Switches	10-1					_	
Automatic	40%	2028	* *	1	\$16,900	В	
Automatic	60%	2028	* *	1	\$25,300	В	
Generators	500/	2010	Φ 2 < 000	1	Φ 2 < < 0.0	D	
Diesel	50% Other Observation, Extent: Location: Basement Explanation: One 188 Kv		\$36,000 ted : 100%	1	\$26,600	В	
Diesel	50%	2026	* *	1	\$26,600	В	
	Other Observation, Extent : Location : Outside The Bu Explanation : One 313 Kv	ilding	ted : 100%				
Batteries							
Lead/Acid	50%	2016	\$300	5	\$2,500	В	
Lead/Acid	50%	2016	\$300	5	\$2,500	В	
Fuel Storage Day Tank	100% Other Observation, Extent: Location: Basement Explanation: Two 330 Ga		\$12,400 ted: 100%	5	\$32,000	В	
Lighting	Explanation : 1 wo 550 Ga	tion Tunks					
Interior Lighting							
Fluorescent	78% Other Observation, Extent: Location: Throughout Explanation: T-8 Lamps	2028 Moderate, Area Affect	* * ted : 100%	10	\$123,200	В	
Fluorescent	20% Other Observation, Extent: Location: Throughout The Explanation: T-8 Lamps		* * ted : 100%	10	\$31,600	В	
HID	2%	2023	\$12,500	10	\$100	В	
Egress Lighting							
Emergency, Service	50%	2028	* *	1		В	
Exit, Service	30%	2028	* *	1		В	
Exit, Service	20%	2023	\$5,000	1		В	
Exterior Lighting HID	100%	2023	\$49,800	10	\$400	В	
Lightning Protection							
Arresters/Cabling							
Generic	100%	2038	* *	5	\$700	В	
Alarm							
Security System	-0.					_	
No Component	70%					D	
Generic	30%	2028	* *	1	\$15,400	В	
Fire/Smoke Detection						_	
No Component	65%				** 5 *	D	
Generic	35%	2028	* *	1-3	\$30,500	В	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			-				-
Energy Source								
Campus Steam	100%			2033	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		n : Basemen						
	Explana	ition : Stean	n Provided From A	djacent l	Building E			
Conversion Equipment								
Pres. Reducing Valve/LI	P 100%			2026	* *	5	\$10,200	В
Steam								
Distribution								
Steam Piping/Pump	100%	1		2033	* *	4	\$12,700	В
Terminal Devices								
Air Handler	15%			2023	\$138,200	1	\$16,000	В
Convector/Radiator	85%	1		2028	* *	1	\$47,300	В
Air Conditioning								
Energy Source								
District C.W.	15%			2049	* *	1		В
	Other Observation, Extent: Light, Area Affected: 15%							
		n : Basemen						
	Explana	ttion : Chill	ed Water Provided	From Ac	ljacent Building E			
Electricity	85%	ı		2031	* *	1		В
Conversion Equipment								
Reciprocating	5%			2023	\$29,000	1	\$4,000	В
Compr/Chiller								
			Extent : Light, Area	ı Affected	d : 5%			
	Location	n : Roof						
Window/Wall Unit	70%			2018	\$246,000	1		В
No Component	25%							D
-	Other Ob	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	n :						
	Explana	tion : Chill	ed Water Provided	From Ac	ljacent Building E			
Distribution	-	-						
Chilled Wtr Pipe/Pump	15%			2033	* *	4	\$1,900	В
No Component	85%							D
Terminal Devices								
Direct Expansion	5%			2028	* *	1		В
Air Handler/Cool/Ht	15%			2023	\$81,700	1	\$16,000	В
No Component	80%							D
Heat Rejection								
Remote Air Cond	5%			2028	* *	2	\$6,000	В
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$96,100	В
Exhaust Fans								
Interior	100%			2023	\$188,900	2	\$5,300	В

Plumbing

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Currer	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing	•						•	
H/C Water Piping								
Brass/Copper	50%		2043	* *	1		В	
Galv Iron/Steel	50%		2028	* *	1		В	
HW Heat Exchanger								
Low Temp	100%		2033	* *	4	\$25,500	В	
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1		В	
Backflow Preventer								
Generic	100%		2028	* *	1	\$10,600	В	
Fixtures								
Generic	100%						В	
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	В	
Sprinkler								
Generic	100%		2033	* *	1-2	\$48,300	В	
Fire Pump								
Generic	100%		2032	* *	1	\$32,200	В	

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$162,300	\$469,500
Interior Architecture		\$329,300
Electrical		\$115,600
Total	\$162,300	\$914,400
Priority A	\$162,300	\$469,500
Priority B		\$291,100
Priority C		\$153,700
Total	\$162,300	\$914,400

Total	\$89,800	\$83,600	\$101,000	\$108,800
Priority C	\$24,000			\$13,100
Priority B	\$65,800	\$83,600	\$73,000	\$89,800
Priority A			\$28,100	\$5,800
Total	\$89,800	\$83,600	\$101,000	\$108,800
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Mechanical	\$26,100	\$45,000	\$34,400	\$49,500
Electrical	\$10,100	\$9,000	\$9,000	\$10,700
Interior Architecture	\$24,000			\$13,100
Exterior Architecture			\$28,100	\$5,800
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

Architecture		Current Re	epair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Metal Panel	5%			2049	* *	5-10	\$57,500	Α
Granite Panels	5%			LIFE	* *	5	\$6,300	Α
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	60%			2028	* *	10	\$42,100	A
Membrane								
	Paver Blo	ck Ballast, E.	xtent : Moderate,	Area Aff	ected : 100%			
	Location	: Main Roof	•					
Modified Bitumen	35%			2028	* *	10	\$24,600	A
Single Ply Membrane	5%			2028	* *	10	\$3,500	A
terior								
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	В
Exposed Struc: Steel	15%			LIFE	* *		•	В
Gypsum Board	15%			LIFE	* *	5	\$39,300	В
Metal Panel	5%			LIFE	* *	5	\$13,100	В

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

Electrical	Current Repair	Current Repair Future Replacem		nent Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Mod Location : Electrical Room	-	**	5	\$600	В
Transformers Dry Type	Explanation: One 4000 Amps. 100% Other Observation, Extent: Mod. Location: Electrical Room Explanation: One 500 Kva 480	2040 Jerate, Area Affected : 10		5 0hv-208/	\$500	В
Switchgear / Switchboard Fused Disc Sw Raceway	100%	2049	* *	5	\$600	В
Conduit Panelboards Fused Disc Sw	100%	2049	* *	5	\$300	B B
Molded Case Bkrs Wiring Thermoplastic	100%	2045	* *	5	\$3,300	B B
Motor Controllers Locally Mounted	100%	2049	* *	5	\$900	В
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$2,100	В
Stand-by Power Transfer Switches Automatic	100%	2040	* *	1	\$43,100	В
Lighting Interior Lighting Fluorescent	80% Other Observation, Extent : Moa Location : Throughout The Bui Explanation : Using T-8 Lamp:	lding	**	10	\$102,800	В
Fluorescent	10% Other Observation, Extent : Mod Location : Throughout Explanation : T-5 Lamps	2031	**	10	\$12,800	В
HID Incandescent	5% 5%	2031 2031	* *	10 2	\$200 \$200	B B
Egress Lighting Emergency, Service Emergency, Battery Exit, LED Exit, Service	40% 10% 45% 5%	2031 2031 2058 2031	* * * * * *	1 10 1	\$3,400	B B B
Exterior Lighting HID	100%	2031	* *	10	\$400	В

Alarm

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

Electrical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	70%						D
Generic	30%		2031	* *	1	\$15,700	В
Fire/Smoke Detection							
No Component	60%						D
Generic	40%		2031	* *	1-3	\$35,600	В

Mechanical	(Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2049	* *	1		В
			xtent : Light, Area	Affected	: 100%			
	Location:							
	Explanatio	n : Stean	n Provided From A	djacent l	Building E			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$8,300	В
	Other Obser Location :		extent : Light, Area t	Affected	: 60%			
	Explanatio	n : 2 Hec	ut Exchangers Con	verting T	To Hot Water For T	The Heati	ing Devices	
Distribution								
Hot Wtr Piping/Pump	60%			2045	* *	4	\$6,200	В
Steam Piping/Pump	40%			2049	* *	4	\$4,100	В
Terminal Devices								
Air Handler	60%			2031	* *	1	\$52,000	В
Convector/Radiator	40%			2040	* *	1	\$18,100	В
Air Conditioning								
Energy Source	1.000/			20.40	de de			
District C.W.	100%			2049	* *	1		В
	Location:	Basemen						
	Explanatio	n : Chille	ed Water Provided	From Ac	ljacent Building E			
Distribution Chilled Wtr Pipe/Pump	100%			2049	* *	4	\$10,400	В
Terminal Devices Air Handler/Cool/Ht	100%			2028	* *	1	\$86,600	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$78,100	В
Exhaust Fans								
Interior	95%			2031	* *	2	\$4,100	В
Roof	5%			2031	* *	2	\$200	В
Plumbing								
H/C Water Piping	1000/			20.46				-
Note: All component repairs \$ estima	100%			2049	* *	1		В

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

Mechanical	Current Repai	r Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
HW Heat Exchanger							
Low Temp	100%	2049	* *	4	\$20,800	В	
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1		В	
Sump Pump(s)							
Rigid Piping	100%	2031	* *	4	\$1,600	В	
Sewage Ejector(s)							
Electric	100%	2031	* *	4	\$1,600	В	
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : (3) B, G, 1-5,	(2) B, G, 1-6					
	Explanation: 5 Units						
Fire Suppression							
Standpipe						_	
Generic	100%	2049	* *	1-5	\$73,200	В	
Sprinkler	1000/	2010			420.5 22		
Generic	100%	2049	* *	1-2	\$39,200	В	
Fire Pump	100-1					_	
Generic	100%	2026	**	1	\$26,200	В	
	Other Observation, Extent	: Light, Area Affected	: 100%				
	Location: Building E	7 7 . 17 5 17 11					
	Explanation : Fire Pump	Is Located In Building	E				

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

Area Sq Ft : 19,700 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$575,100	\$38,600
Electrical		\$304,500
Mechanical		\$93,600
Total	\$575,100	\$436,800
Priority A	\$575,100	\$38,600
Priority B		\$398,200
Total	\$575,100	\$436,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$60,200	\$11,700	\$55,600	\$30,300
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
Total	\$60,200	\$11,700	\$55,600	\$30,300



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Exterior Walls			_	** **********************************	
Masonry: Brick	90% Now \$231,		• 5	\$38,600	A
	Cracking/Crumbling, Extent: Mo	oderate, Area Affected : 20%			
	Location: Throughout	Anna Affantad . 100/			
	Diagonal Cracks, Extent: Light, Location: Corners	Area Ajjeciea : 10%			
		200 LIFE **		ф1 000	
Masonry: Granite		,200 LITE	5	\$1,000	A
	Jnt Mortar Miss/Erod, Extent: M	оаеғате, Ағеа Аffестеа : 50%			
	Location: Building Base Misaligned/Bulging, Extent: Mod	Janata Anna Affantad : 150/			
	Location: Building Base	ieraie, Area Affectea . 1570			
Masonry: Limostona		,500 LIFE **	• 5	\$1,600	A
Masonry: Limestone	Jnt Mortar Miss/Erod, Extent : M		3	\$1,000	A
	Location: North Facade	oueraic, mea myceica . 2570			
	Staining/Discoloring, Extent : Sev	vere. Area Affected : 100%			
	Location: North Facade	vere, in early cerea : 10070			
	Vegetation Growth, Extent: Mode	erate, Area Affected : 10%			
	Location : North Facade	33			
Slate Panels	2% Now \$44.	,500 LIFE **	• 5	\$600	A
State Tanets	Broken/Missing Elements, Extent		3	φοσο	11
	Location : Window Sills	, 33			
	Cracking/Crumbling, Extent: Sev	vere, Area Affected : 50%			
	Location : Window Sills	••			
Windows					
Aluminum	20%	2039 **	5	\$1,200	Α
Steel	80% Now \$252,		5	\$30,500	A
	Broken/Missing Elements, Extent	: Severe, Area Affected : 50%			
	Location: Throughout	1 500/			
	Corrosion/Rusting, Extent: Sever	e, Area Affected : 50%			
	Location: Throughout	J			
	Deteriorated Finish, Extent: Mod Location: Throughout	terate, Area Affectea : 45%			
	Thermally Inefficient, Extent: Mo	oderate Area Affected : 25%			
	Location: Throughout	acrate, firea fiffeetea . 2570			
Parapets	Zocaron : Triougnour				
Masonry: Brick	85%	LIFE **	5	\$1,300	A
Masonry: Limestone	5%	LIFE **		\$100	A
Metal Rail	10%	2036 **		\$2,700	A
Roof				, ,,,,,,	
Modified Bitumen	100%	2028 **	10	\$23,200	A
Interior				. ,	
Floors					
		2019 \$16,600) 3	\$2,600	C
Carpet	5%	2019 \$16,600	, 5	Ψ2,000	
Carpet Cast in Place Concrete	5% 40%	LIFE * *	5	\$23,000	C
-			5		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Gypsum Board	15%			LIFE	* *	5	\$1,300	C
Masonry: Brick	75%			LIFE	* *			C
Plaster	10%			LIFE	* *	5	\$400	C
Ceilings								
AcousTileSusp.Lay-In	15%			2040	* *	5	\$3,100	В
Exposed Concrete	65%			LIFE	* *	5	\$2,100	В
Exposed Struc: Steel	10%			LIFE	* *			В
Plaster	10%			LIFE	* *	5	\$1.300	В

Electrical	Current Repair	Future	Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	70%	2049	* *	5	\$100	В
	Other Observation, Extent : Mo		ted : 100%			
	Location : Mechanical Chille	r Room 1st Floor				
	Explanation: Two 2000 Amp	s Main Disconnect	Switch			
Fused Disc Sw	30%	2043	* *	5		В
	Other Observation, Extent : Mo	oderate, Area Affec	ted : 100%			
	Location : Boiler Room Baser	nent				
	Explanation: One 4000 Amp.	s Main Disconnect	Switch			
Transformers						
Dry Type	100%	2036	* *	5	\$100	В
	Other Observation, Extent : Mo	oderate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : One 500 Kva 4	80hv-208/120lv				
Switchgear / Switchboard						
Fused Disc Sw	30%	2043	* *	5		В
Fused Disc Sw	50%	2049	* *	5		В
Molded Case Bkrs	20%	2043	* *	5	\$100	В
Raceway						
Conduit	60%	2023	\$293,000	1		В
Conduit	30%	2043	* *	1		В
Conduit	10%	2049	* *	1		В
Panelboards						
Fused Disc Sw	5%	2045	* *	5		В
Fused Disc Sw	10%	2039	* *	5		В
Molded Case Bkrs	20%	2022	\$11,500	5	\$100	В
Molded Case Bkrs	50%	2039	* *	5	\$300	В
Molded Case Bkrs	15%	2045	* *	5	\$100	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Wiring	600/ 0.4	Ø15 500	20.40	* *	1		ъ	
Braided Cloth	60% 2-4	\$15,500	2048		1		В	
	Location : Baseme	tent : Moderate, Are ent	а Ајјесте	ra : 100%				
Thermoplastic	30%		2043	* *	1		В	
Thermoplastic	10%		2049	* *	1		В	
Motor Controllers								
Locally Mounted	20%		2021	\$1,300	5		В	
Motor Control Center	50%		2036	* *	5	\$300	В	
Motor Control Center	30%		2040	* *	5	\$200	В	
Stand-by Power								
Transfer Switches								
Automatic	100%		2036	* *	1	\$6,100	В	
Generators								
Diesel	100%		2032	* *	1	\$7,600	В	
		Extent: Moderate, A	Area Affe	ected : 100%				
	Location : Baseme							
-	Explanation: Two	o 375 Kw Generators	s - One G	Generator Supplies	The Pav	illion Building		
Batteries	400			*= 00	_	* =00	_	
Lead/Acid	100%		2017	\$700	5	\$700	В	
Fuel Storage	1000/		2020	de de	_	φα αοο		
Day Tank	100%	E 16 1	2039	* *	5	\$3,300	В	
		Extent: Moderate, A	Area Affe	ected : 100%				
	Location : Baseme							
* • • •	Explanation : Two	o 335 Gallon Tanks						
Lighting								
Interior Lighting Fluorescent	98%		2031	* *	10	¢15 000	В	
Fluorescent		Extent : Moderate, A			10	\$15,800	Ь	
	Location: Throug		neu rijje	cieu . 10070				
	Explanation: T-8							
HID	2%	Lamps	2028	* *	10		В	
	Δ%		2028		10		D	
Egress Lighting Emergency, Service	45%		2031	* *	1		В	
Emergency, Battery	5%		2023	\$300	10	\$200	В	
Exit, LED	30%		2023	**	10	\$200	В	
Exit, LED Exit, Service	20%		2023	\$500	1		В	
Exterior Lighting	2070		2023	\$300	1		ь	
HID	100%		2023	\$7,200	10	\$100	В	
Lightning Protection	10070		2023	Ψ1,200	10	Ψ100		
Arresters/Cabling								
Generic	100%		2026	* *	5	\$200	В	
Alarm	100/0		2020			Ψ200	ע	
Fire/Smoke Detection								
No Component	70%						D	
Generic	30%		2031	* *	1-3	\$3,800	В	
Generic	3070		2031	·	1-3	Ψ3,000	ע	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual	100%			2033	* *	1		В
Fuel								
Conversion Equipment Steam Boiler	100%	Now	\$4,200	2028	* *	1	\$15,600	В
Steam Boner			\$4,200 tent : Moderate, Ar			1	\$13,000	Б
	Location .	-		cu rijjec	ica . 10070			
			xtent : Light, Area	Affected	: 100%			
			t Power Plant	55				
	Explanati	on : 3 Uni	ts Providing Steam	To Adja	icent Buildings			
Distribution	-		-		-			
Steam Piping/Pump	100%			2033	* *	4	\$1,300	В
Terminal Devices								
Convector/Radiator	80%			2028	* *	1	\$4,500	В
Fan Coil Unit/Heat	20%			2023	\$52,100	1	\$1,100	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment	40/			2026	de de		φ.σ.ο.ο	
Centrifugal, Elec Chille				2036	**	1	\$200	В
	-	_	Extent : Light, Area r A C Room	Affected	1:1%			
			xtent : Light, Area	Affaatad	. 10/			
			r A C Room	Ајјестеи	. 170			
			ding Chilled Water	· To The	Adiacent Ruilding	s Only		
Window/Wall Unit	10%		ans chilea water	2018	\$3,600	1		В
No Component	89%			2016	\$5,000	1		D
Heat Rejection	09/0							D
Air Condenser Unit	1%			2031	* *	2	\$100	В
7 III Condenser Cint		rvation, E	xtent : Light, Area		: 1%	2	Ψ100	Ъ
	Location :		0 ,	33				
	Explanati	on : Provi	ding Chilled Water	To The	Adjacent Building:	s Only		
No Component	99%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,000	В
No Component	80%							D
Exhaust Fans								
Roof	30%			2028	* *	2	\$200	В
Wall Unit	30%			2018	\$7,900	2	\$200	В
No Component	40%							D
Plumbing								
H/C Water Piping	200/			2022	ale -1-	,		Б
Brass/Copper	20%			2033	**	1		В
Galv Iron/Steel	80%			2021	\$41,500	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Mechanical	Current Repair	Future Re	eplacement	Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
HW Heat Exchanger	100-1				**	_			
Low Temp	100%	2033	**	4	\$2,600	В			
	Other Observation, Extent: Ligh		10%						
	Location: 2nd Floor Of Power								
-	Explanation : Provides Hot Wa	ter To Adjacent Bui	ldings						
Sanitary Piping	1000/		ata ata						
Cast Iron	100%	LIFE	* *	1		В			
Storm Drain Piping	100-					_			
Cast Iron	100%	LIFE	* *	1		В			
Sump Pump(s)				_		_			
Rigid Piping	100%	2023	\$11,000	4	\$1,600	В			
Fixtures									
Generic	100%					В			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	**			C			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C, B, 1, 2								
	Explanation : 1 Unit								
Fire Suppression									
Standpipe	1000	2022	ata ata		Φ0.000				
Generic	100%	2033	* *	1-5	\$8,800	В			
Sprinkler	1000	2022	ماد ماد		# 4 000				
Generic	100%	2033	* *	1-2	\$4,900	В			
Fire Pump	1000/	2025			#2.2 22				
Generic	100%	2026	**	1	\$3,300	В			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: 1st Floor	4.12 . D 11.12							
	Explanation : Also Services Th	e Adjacent Buildings	S						

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,006,700	\$92,600
Interior Architecture		\$137,100
Electrical		\$119,600
Mechanical	\$61,700	
Total	\$1,068,400	\$349,200
Priority A	\$1,006,700	\$92,600
Priority B	\$61,700	\$119,600
Priority C		\$137,100
Total	\$1,068,400	\$349,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$72,400	\$11,300	\$41,000	\$65,200
Priority A	\$3,000			\$9,000
Priority B	\$38,600	\$11,300	\$41,000	\$10,000
Priority C	\$30,800			\$46,300
Total	\$72,400	\$11,300	\$41,000	\$65,200



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

chitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
erior		•	1		1
Exterior Walls					
Cast in Place Concrete	5% Now \$35,300 Cracking/Crumbling, Extent: Moderate Location: Canopy At South Entrance	LIFE ** 2, Area Affected : 20%	5	\$15,800	A
Masonry: Brick	90% Now \$340,000 Cracking/Crumbling, Extent: Moderate Location: Throughout Diagonal Cracks, Extent: Moderate, As Location: Corners Misaligned/Bulging, Extent: Light, Are	rea Affected : 10%	5	\$56,800	A
	Location: Throughout				
Masonry: Limestone	2%	LIFE **	5	\$900	A
Metal Coiling Doors	3%	2036 **	5	\$5,900	A
Windows					
Steel	80% Now \$296,900 Corrosion/Rusting, Extent: Moderate, A Location: Throughout Deteriorated Finish, Extent: Moderate, Location: Throughout		5	\$35,800	A
	Thermally Inefficient, Extent : Moderate Location : Throughout	e, Area Affected : 100%			
Steel	20%	2039 **	5	\$17,900	A
Parapets					
Masonry: Brick	95% Now \$81,700 Expansion Int Failure, Extent: Modera Location: East Facade Horizontal Cracks, Extent: Moderate, I Location: Throughout Int Mortar Miss/Erod, Extent: Moderat Location: Throughout Misaligned/Bulging, Extent: Moderate,	Area Affected : 10% te, Area Affected : 20%	5	\$7,100	A
	Location: Throughout				
Masonry: Limestone	5%	LIFE **	5	\$500	A
Roof Built-Up (BUR)	100% Now \$252,800 Blisters, Extent : Moderate, Area Affect	2033 **			A

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	5%			2019	\$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
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: First And	d Third Floors					
Vinyl Tile	5%			2028	* *	3	\$1,700	С
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 C C
SGFT/Glazed Masonry	35%			LIFE	* *			C
SGFT/Glazed Masonry	5%	Now	\$17,800	LIFE	* *			C
•	Diagonal Cracks, Extent: Moderate, Area Affected: 10%							
	Location	: Exit V/	C					
Ceilings								
AcousTileSusp.Lay-In	5%			2028	* *	5	\$3,500	В
AcousTileSusp.Lay-In	5%			2036	* *	5	\$3,500	В
Exposed Concrete	5%	Now	\$22,200	LIFE	* *	5	\$500	В
•	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	rted : 35%			
	Location	: Basemen	it Underneath Load	ling Doci	k			
	Exposed R	Reinforceme	ent, Extent : Moder	ate, Area	Affected : 25%			
	Location	ı : Under L	oading Dock					
Exposed Concrete	80%			LIFE	* *	5	\$8,700	В
Plaster	5%			LIFE	* *	5	\$2,200	В

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Jnder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2023	\$1,000	5	\$1,300	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room	n						
	Explanation: One 400 An	ıps Main Disconnect	Switch					
Switchgear / Switchboard								
Molded Case Bkrs	100%	2023	\$15,800	5	\$1,300	В		
Raceway								
Conduit	80%	2023	\$2,200	1		В		
Conduit	20%	2033	* *	1		В		
Panelboards								
Fused Disc Sw	10%	2022	\$1,200	5	\$100	В		
Molded Case Bkrs	70%	2022	\$8,400	5	\$900	В		
Molded Case Bkrs	20%	2031	* *	5	\$300	В		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

Electrical		Current R	epair	Future Replacement		M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$3,400	2048	* *	1		В
	,	_	nt : Moderate, Are	a Affecte	ed : 100%			
	Location:	Througho	out					
Thermoplastic	20%			2033	* *	1		В
Motor Controllers								
Locally Mounted	10%			2021	\$1,000	5		В
Motor Control Center	90%			2021	\$9,000	5	\$1,200	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	В
Lighting								
Interior Lighting	0.7-1				402.200			_
Fluorescent	85%		36.1	2023	\$83,300	10	\$36,300	В
			xtent : Moderate, A	Area Affe	cted : 100%			
			out The Building					
	Explanatio	n : 1-8 La	amps			- 10		
HID	10%			2023	\$1,700	10	\$200	В
Incandescent	5%			2018	\$4,900	2	\$100	В
Egress Lighting	4.507			2022	Φ2.000			
Emergency, Service	45%			2023	\$3,000	1	4.500	В
Emergency, Battery	5%			2023	\$800	10	\$600	В
Exit, Service	50%			2023	\$3,400	1		В
Exterior Lighting	1000/			2010	#1.000	4.0	Φ200	-
HID	100%			2018	\$1,800	10	\$200	В
Alarm								
Security System	C00/							Ъ
No Component	60%			2020	* *	1	67.400	D
Generic	40%			2028	~ *	1	\$7,400	В
Fire/Smoke Detection	700/							D
No Component	70%			2021	* *	1.2	¢0.400	D
Generic	30%			2031	* *	1-3	\$9,400	В

Mechanical	Current Repair	Future l	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
-	Other Observation, Extent : Light, Area	Affected:	100%			
	Location: Basement					
	Explanation : Steam Provided From A	djacent Bu	ilding E			
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2026	* *	5	\$2,800	В
Steam						

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution							
Steam Piping/Pump	100%		2033	* *	4	\$3,400	В
Terminal Devices							
Convector/Radiator	30%		2028	* *	1	\$4,500	В
Fan Coil Unit/Heat	70%		2028	* *	1	\$10,500	В
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment							
Ext Pkg Unit - Cooling	10%		2023	\$21,300	2	\$300	В
	R-22 Refr	gerant, Extent : Light, Are	ea Affected :	10%			
	Location	: Roof					
Window/Wall Unit	65%		2018	\$61,700	1		В
No Component	25%			. ,			D
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$5,200	В
No Component	80%						D
Exhaust Fans							
Roof	20%		2018	\$7,300	2	\$300	В
No Component	80%						D
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2033	* *	1		В
Galv Iron/Steel	80%		2028	* *	1		В
Water Heater							
Electric	100%		2018	\$7,200	4	\$300	В
		ervation, Extent : Light, A	rea Affected			·	
	Location						
		tion : This Is A Solar Syste	m				
Sanitary Piping	•						
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport	/0						-
Elevators							
Geared Traction	100%		LIFE	* *			C
		ervation, Extent : Light, A		: 100%			-
	Location	_	55				
		tion : 1 Unit					
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$23,500	В
Sprinkler	100/0		2000			<i>\$22,230</i>	
Generic	100%		2033	* *	1-2	\$13,000	В
Generic	100/0		2033		1-2	Ψ13,000	ע

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL STORES - S

Asset #: 998

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

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
Total	\$7,354,300	\$9,538,700
Priority A	\$5,272,300	\$737,500
Priority B	\$1,467,900	\$7,178,700
Priority C	\$614,100	\$1,622,400
Total	\$7,354,300	\$9,538,700

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
Total	\$209,400	\$110,800	\$160,600	\$97,500
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
Total	\$209,400	\$110,800	\$160,600	\$97,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 735

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code
terior						•		•
Exterior Walls Cast in Place Concrete	Location	: Canopy I	\$289,100 Extent : Moderate At North Entrance ent, Extent : Moder		-	* 5	\$86,100	A
	Location . Floor To Paint Peeli	Exposed The Ninth ng, Extent	Rebar At Undersia	les Of Al cted : 5%	l West Elevation	Balconies	From The Third	
Copper/Terne	3%			2043	* *	* 10	\$12,100	A
Masonry: Brick	77%			LIFE	* >	5	\$132,600	A
Masonry: Limestone			\$93,300 Extent : Severe, A vation Base And A			3	\$6,500	A
	Location	: Through		a Affecte	ed : 10%			
Metal Panel	Deteriorate Location	: At Balco ng, Extent	: Moderate, Area			* 5	\$16,100	A
Windows								
Aluminum	10%			2031	* *	5	\$9,200	Α
Steel	Location	: Through Inefficient,	Extent : Moderate			* 5	\$518,900	A
Parapets								
Masonry: Brick	Location	: 10th Floo Bulging,	\$91,400 l, Extent : Light, A or West Wall Extent : Moderate, or			* 5	\$16,000	A
Masonry: Limestone	10% Jnt Mortar Location		\$20,700 l, Extent : Moderat	LIFE te, Area	* * Affected : 50%	\$ 5	\$2,500	A
Wood Rail	Location	: Missing	\$29,000 ents, Extent : Ligh Section 9th Floor (: Moderate, Area	On The S	outh Side	* 5	\$14,100	A
	Location	: Through						
	Location			33 . 2300				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 735

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•							
Roof								
Built-Up (BUR)	Location Water Pen Location Worn/Eroc	: Through etration, E : Stair C,	xtent : Moderate, A Room 10 B-3, Kitch : Moderate, Area .	Area Affe hen	cted : 20%			A
Copper/Terne	3%			2038	* *	10	\$8,400	A
terior							. , , , , , , , , , , , , , , , , , , ,	
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
	Location	ervation, E : Room B tion : 9x9s		Area Affe	ected : 5%			
Vinyl Tile	5%	Now	\$152,100	2033	* *	3	\$6,800	С
·	Location	: Lobby led, Extent	Extent: Moderate: Moderate, Area	-	-			
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
	Location Water Pen	: 10th Flo	xtent : Moderate, A					
Plaster	40%			LIFE	* *	5	\$47,200	С
SGFT/Glazed Masonry	20%	Now	\$302,300	LIFE	* *	J	ψ17,200	Č
2 21 1, Simbon Haboniy	Broken/Mi	ssing Elem	ents, Extent : Mod ed Kitchen In The	erate, Ar				J

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 735

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$108,200	В
Plaster	60%			LIFE	* *	5	\$135,200	В
Plaster	10%	Now	\$47,000	LIFE	* *	5	\$22,500	В
	Broken/Mi	issing Elem	nents, Extent : Ligh	t, Area A	ffected : 2%			
	Location	: Room 6	B-18 A, Kitchen					
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Stair C,	Room 10 B-3, Kitch	ien				
	Water Pen	etration, E	Extent : Moderate, A	rea Affe	cted : 20%			
	Location	: Stair C,	Room 10 B-c, Kitch	ien				

Electrical		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated 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	В
Molded Case Bkrs	20%			2023	\$13,000	5	\$1,300	В
Molded Case Bkrs	20%			2023	\$13,000	5	\$1,300	В
Molded Case Bkrs	20%			2023	\$13,000	5	\$1,300	В
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$221,900	5	\$6,400	В
Raceway								
Conduit	90%			2023	\$257,700	1		В
Conduit	10%			2033	* *	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$28,800	5	\$600	В
Molded Case Bkrs	70%			2022	\$201,800	5	\$4,500	В
Molded Case Bkrs	20%			2031	* *	5	\$1,300	В
Wiring								
Braided Cloth	70%	2-4	\$226,800	2048	* *	1		В
		Aged, Extent : Throughout	: Moderate, Are	a Affecte	ed : 100%			
Thermoplastic	10%			2033	* *	1		В
Thermoplastic	20%			2023	\$64,800	1		В
Motor Controllers								
Locally Mounted	100%			2021	\$543,000	5	\$1,600	В
Ground					•			
Grounding Devices								
Generic	100%	0-2	\$1,000	LIFE	* *	5	\$3,600	В
Control		ervation, Exte a : Water Mair	ent : Moderate, 1 1	Area Affe	ected : 100%			
	Explana	tion : Corrode	d					
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,500	1	\$75,200	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 735

Electrical	Curre	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power									
Generators									
Diesel	100%		2019	\$78,000	1	\$94,700	В		
		ı, Extent : Moderate, A	Area Affe	cted : 100%					
	Location : Sub E								
	Explanation : O	ne 350 Kw							
Batteries									
Lead/Acid	100%		2016	\$700	5	\$9,100	В		
Fuel Storage									
Main Tank	100%		2026	* *	5	\$7,100	В		
		ı, Extent : Light, Area	Affected	: 100%					
	Location : Sub E								
	Explanation: 50	00 Gallons							
Lighting									
Interior Lighting							_		
Fluorescent	95%	T	2028	**	10	\$209,900	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
	Explanation: T-	8 Lamps							
Incandescent	5%		2018	\$62,200	2	\$300	В		
Egress Lighting									
Emergency, Service	50%		2028	* *	1		В		
Exit, Service	50%		2018	\$17,400	1		В		
Exterior Lighting									
HID	100%		2018	\$88,700	10	\$700	В		
Lightning Protection									
Arresters/Cabling									
Generic	100%		2026	* *	5	\$1,200	В		
Alarm									
Security System									
No Component	70%					.	D		
Generic	30%		2023	\$220,100	1	\$27,400	В		
Fire/Smoke Detection									
No Component	60%						D		
Generic	40%		2023	\$1,004,700	1-3	\$60,200	В		

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation : Steam Provided From A	djacent I	Building E			
Distribution		•	•	•	•	
Steam Piping/Pump	100%	2023	\$1,669,400	4	\$11,900	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 735

Mechanical	Current Repair			Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	<u>'</u>			•				•
Terminal Devices								
Convector/Radiator	95%			2021	\$2,145,500	1	\$73,900	В
Induction Unit	5%			2026	* *	1	\$3,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Window/Wall Unit	75%			2016	\$368,600	1		В
No Component	25%							D
Ventilation								
Distribution	7004			T TOO	* *	2.5	#04.100	D
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$94,100	В
No Component	30%							D
Exhaust Fans	0.50/			2010	¢251 100	2	¢7,000	D
Interior	95%			2018 2018	\$251,100 \$9,500	2	\$7,000 \$400	B B
Roof	5%			2018	\$9,500	2	\$400	В
Plumbing H/C Water Piping								
Brass/Copper	30%			2033	* *	1		В
Galv Iron/Steel	70%	Now	\$50,000	2021	\$499,800	1		В
Garv Holl/Steel			re, Area Affecte		ψ199,000	1		Ь
		ı : Water Main						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,000	4	\$1,600	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			nt : Light, Area	Affected	: 100%			
		a:(2) B-10, (2)) B -9					
	Explana	tion: 4 Units						
Fire Suppression								
Standpipe	400			2025				-
Generic	100%			2033	* *	1-5	\$121,500	В
Sprinkler	0.504							Б
No Component	85%			2022	* *	1.2	¢10.100	D
Generic	15%			2033	**	1-2	\$10,100	В

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

Area Sq Ft : 163,840 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3,5,PH

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$137,800	\$963,200
Interior Architecture	\$296,100	\$286,800
Electrical		\$1,207,300
Mechanical		\$2,580,100
Total	\$433,900	\$5,037,300
Priority A	\$137,800	\$963,200
Priority B	\$38,300	\$3,917,600
Priority C	\$257,800	\$156,500
Total	\$433,900	\$5,037,300

Total	\$94,500	\$139,100	\$117,700	\$164,300
Priority C		\$32,200	\$14,500	
Priority B	\$92,400	\$106,900	\$103,200	\$150,500
Priority A	\$2,100			\$13,800
Total	\$94,500	\$139,100	\$117,700	\$164,300
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Mechanical	\$48,100	\$50,300	\$51,200	\$97,400
Electrical	\$19,700	\$25,800	\$27,300	\$28,400
Interior Architecture		\$38,300	\$14,500	
Exterior Architecture	\$2,100			\$13,800
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 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	1000			20.10	ate ate	_	Φ. 7.2. 0.0.0	
Aluminum	100%			2040	* *	5	\$53,000	A
Parapets						_	40.4000	
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			** 400					
Built-Up (BUR)	5%	0-2	\$2,100	2029	**			A
	-		Extent : Light, Area		l : 10%			
			Locations Through	out				
IRMA/Protected Membrane	95%	0-2	\$137,800	2024	\$688,900			A
	_	Extent : Lig 1 : Through	ght, Area Affected : out	15%				
Interior								
Floors								
Carpet	10%			2023	\$339,500	3	\$36,800	C
Cast in Place Concrete	10%			LIFE	* *	5	\$53,600	C
	_	_	, Extent : Moderate 1t Corridor	, Area A	ffected : 10%			
Ceramic Tile	5%			2033	* *	5	\$12,300	С
Panel/Paver: Cer/Brk	5%			2040	* *	5	\$27,600	Č
Quarry Tile	5%	Now	\$76,500	2037	* *	5	\$9,200	Č
Can y	_	Crumbling,	Extent : Moderate And Receiving Area	, Area A	ffected : 5%		,,,,,,	-
Vinyl Tile	65%			2029	* *	3	\$59,800	C
v myr The	Other Obs	ı : Through			ected : 100%	3	ψ39,000	C
Y	Explana	tion : 9x9 U	Inits					
Interior Walls	E0/			2022	* *	-	¢1 < 000	C
Ceramic Tile	5%			2033	**	5	\$16,800	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$13,400	C C
Masonry: Brick	10%	4	¢101 400	LIFE	**	_	¢ 62 500	C
Plaster	62%	4+	\$181,400	LIFE		5	\$62,500	C
			t : Moderate, Area L Locations Through		: 30%			
SGFT/Glazed Masonry	10%			LIFE	* *			С
Wood	3%			LIFE	* *	5	\$40,300	Č
Ceilings	270						÷ . 3,2 30	
Acous Tile Conceal SpLn	25%			2029	* *	5	\$76,600	В
Acous Tile Susp. Lay-In	5%			2027	* *	5	\$12,300	В
Exposed Concrete	10%			LIFE	* *	5	\$3,800	В
Plaster	60%			LIFE	* *	5	\$92,000	В

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts		•				•		
Service Equipment								
Molded Case Bkrs	50%	2024	\$18,900	5	\$2,200	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical Room							
	Explanation: One 2000 Amp.							
Molded Case Bkrs	50%	2024	\$18,900	5	\$2,200	В		
	Other Observation, Extent: Mo	oderate, Area Affe	cted : 100%					
	Location : Electrical Room							
-	Explanation: One 1000 Amps	s Main Disconnec	t Switch For Emer	gency				
Transformers	1000	2022	41.53 00	_	ф1 000			
Liquid Filled	100%	2022	\$16,200	5	\$1,000	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside							
		1901 209/1201						
Conital and A Conital had and	Explanation: One 13.8 Kva 4	80hv-208/120lv						
Switchgear / Switchboard Molded Case Bkrs	70%	2024	\$94,000	5	\$3,000	В		
Molded Case Bkrs	30%	2024	\$84,900 * *	5 5	\$1,300	В		
	30%	2034		3	\$1,300	Б		
Raceway Conduit	90%	2024	\$140,900	1		В		
Conduit	10%	2044	\$140,500 * *	1		В		
Panelboards	1070	2044		1				
Fused Disc Sw	10%	2032	* *	5	\$400	В		
Molded Case Bkrs	80%	2032	* *	5	\$3,500	В		
Molded Case Bkrs	10%	2040	* *	5	\$400	В		
Wiring	1070	2010			Ψ100			
Thermoplastic	90%	2034	* *	1		В		
Thermoplastic	10%	2044	* *	1		В		
Motor Controllers	1070							
Locally Mounted	20%	2037	* *	5	\$200	В		
Locally Mounted	50%	2022	\$120,600	5	\$600	В		
Motor Control Center	30%	2029	* *	5	\$1,300	В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$2,400	В		
Stand-by Power								
Transfer Switches								
Automatic	100%	2022	\$12,600	1	\$50,400	В		
Generators								
Diesel	100%	2020	\$85,300	1	\$63,500	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basement							
	Explanation: One 250 Kw							
Batteries	1000/	-0.1	*-	_	*			
Lead/Acid	100%	2019	\$700	5	\$6,100	В		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Electrical	Curr	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power										
Fuel Storage										
Day Tank	50%		2023	\$6,500	5	\$15,200	В			
		on, Extent : Moderate, A		ected : 100%						
		nerator Room - Basemer	ıt							
	Explanation : (One 25 Gals								
Main Tank	50%		2027	* *	5	\$2,400	В			
		Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Una	-								
	Explanation:	One 1080 Gals								
Lighting										
Interior Lighting	400/		2022	* *	10	¢c0 100	D			
Fluorescent	40%	Estant Malanet	2032		10	\$60,100	В			
		on, Extent : Moderate, A oughout The Building	<i>А</i> геа Ајје	ciea : 100%						
		-								
T7	Explanation:	1-0 Lamps	2024	Φ527 100	10	ΦΩ 5.7 00				
Fluorescent	57%	Γ , M 1 ,	2024	\$527,100	10	\$85,700	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building									
		-								
	Explanation:	I-12 Lamps	2024	Φ27.700		# 100				
Incandescent	3%		2024	\$27,700	2	\$100	В			
Egress Lighting	200/		2024	Φ			ъ			
Emergency, Service	20%		2024	\$5,200 * *	1		В			
Emergency, Service	30%		2032	* *	1		В			
Exit, LED	20%		2059		1		В			
Exit, Service	30%		2024	\$7,700	1		В			
Exterior Lighting HID	100%		2024	¢ <i>c</i> = 000	10	\$500	D			
	100%		2024	\$65,000	10	\$500	В			
Alarm										
Security System No Component	70%						D			
Generic	30%		2032	* *	1	\$18,400	Б В			
Fire/Smoke Detection	3070		2032		1	φ10,400	ը			
No Component	30%						D			
Generic	70%		2032	* *	1-3	\$70,700	В			
Generic	7070		2032		1-3	Ψ10,100				

Mechanical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2044	* *	1		В
_	Other Observation, Extent : Light, Area	Affected: 100	0%			
	Location: Bldg 15					
	Explanation : From New Power Plant					

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Asset #: 1001

Current Repair		Futur	e Replacement	M		
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
P 100%		2033	**	5	\$6,700	В
		2032 Affected	* *	4	\$4,200	В
	_	The Duc	al Temperature Ind	luction U	nits	
50%		2034	* *	4	\$2,800	В
						В
Other Observation Location: Thro	ughout	Affected	: 100%	1	\$18,300	В
Explanation : L	Pual Temperature Indu	ction Uni	ts Observed			
90%		2044	* *	1		В
10%		2040	* *	1		В
90%		2033	* *	1	\$110,100	В
Location: Base	ement Pit			Bromide I	Refrigerant	
						В
			1 - 1 - 1 - 1			
100%		2034	* *	4	\$5,600	В
100%		2024	\$682,400	1	\$36,500	В
			. ,			В
90%		2025	\$316,700	2	\$102,400	В
100%		LIEE	* *	2.5	\$63,000	В
10070		LITE		2-3	\$05,000	ъ
75%		2024	\$101.600	2	\$2,600	В
						В
			, , , , , ,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
100%		2029	* *	1		В
					· ·	
100%		2044	* *	4	\$16,800	В
	% of Total Fail D (Year	% of Total (Years) 100% 50% Other Observation, Extent: Light, Area Location: Throughout Explanation: Hot Water Pumps Serve 50% 50% Other Observation, Extent: Light, Area Location: Throughout Explanation: Dual Temperature Indu 90% 10% Other Observation, Extent: Light, Area Location: Basement Pit Explanation: 2 Steam Driven Absorpt 10% 100% 100% 100% 100% 75% 25%	Wof Fail Date Estimated Cost Year FY	No of Total Fail Date Estimated Cost Year Estimated Cost Total Years Estimated Cost Year Estimated Cost Total Years Estimated Cost Year Estimated Cost Years Estimated Cost FY Years Estimated Cost Years Estimated Cost FY Years Estimated Cost FY Years Estimated Cost Years Estimated Cost FY Years Estimated Cost FY Years Estimated Cost FY Years Estimated Cost FY Years Y	% of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Year Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs) Estimated Cost (Yrs) Provided Pro

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Component Total (Years) FV (Yrs	e Estimated Cost	Priority
Type Total (Tears))	Code
Plumbing		
Storm Drain Piping		
Cast Iron 100% LIFE ** 1		В
Sump Pump(s)		
Rigid Piping 100% 2024 \$12,000 4	\$2,500	В
Sewage Ejector(s)		
Compressed Air 100% 2034 ** 4	\$1,600	В
Fixtures		
Generic 100%		В
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	В
Sprinkler		
Generic 100% 2034 ** 1-2	\$31,700	В
No Backflow Preventer, Extent : Light, Area Affected : 100%		
Location: Basement		
Fire Pump		
Generic 100% 2027 ** 1	\$21,100	В
Chemical System		
Generic 100% 2019 \$28,300 1-3	\$55,000	В

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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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$421,300	
Electrical	\$448,100	\$131,400
Mechanical		\$149,700
Total	\$869,400	\$281,100
Priority A	\$421,300	
Priority B	\$448,100	\$281,100
Total	\$869,400	\$281,100

Total	\$176,800	\$3,800	\$4,100	\$34,100
Priority C	\$40,700	\$300	\$500	\$2,500
Priority B	\$27,200	\$3,100	\$3,600	\$31,600
Priority A	\$108,900	\$400		
Total	\$176,800	\$3,800	\$4,100	\$34,100
Mechanical	\$8,800	\$800	\$1,100	\$8,100
Electrical	\$18,400	\$2,300	\$2,500	\$22,600
Interior Architecture	\$40,700	\$300	\$500	\$3,500
Exterior Architecture	\$108,900	\$400		
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

rchitecture	Current Repair Future Replacement			M				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
kterior								
Exterior Walls	201		Φ21 400	LIDE	ate ate	_	Φ. 7. 400	
Cast Stone/Terra Cotta	Location Cracking/	issing Elem n : Over Ma Crumbling,	\$21,400 nents, Extent : Seve nin Entrance Extent : Moderate nin Entrance			5	\$5,400	A
Copper/Terne	Location Deteriora Location Staining/I	/Dented, E. n : Courtyan ted Finish, n : Courtyan	Extent : Moderate, ∙d , Extent : Moderate	Area Af	fected : 50%			A
Stucco Cement	Location Cracking/ Location Staining/I Location Water Pen	issing Elem	Extent : Severe, A Locations Through , Extent : Moderate	rea Affeo nout e, Area A Affected	eted : 25% ffected : 50%	5	\$26,700	A
Windows								
Aluminum Wood	Location Thermally Location Split/Crac	Decay, Exten 1 : Through 2 Inefficient 1 : Through	, Extent : Moderate out : Moderate, Area	e, Area A	ffected : 50%	5 5	\$700 \$31,800	A A
Parapets								
Copper/Terne	Location Staining/L	/Dented, Ex n : Various Discoloring,	\$57,300 xtent : Light, Area L Locations Through , Extent : Moderate Locations Through	out 2, Area A		5	\$7,400	A
Stucco Cement	Location Cracking/ Location Water Pen	issing Elem : Courtyan Crumbling, : Courtyan netration, E	Extent : Moderate	e, Area A Affected	ffected : 15%	5	\$700	A

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

rchitecture	Current Rep	air	Future Re	placement	Ma	aintenance	
stem Component Type	% of Fail Date Es	stimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Roof	100/ 11	Φ.5.000	2024	ale ale			
Built-Up (BUR)	10% Now Drains Inad/Misposn, E. Location: Over Storag Miss/Damaged Flashing Location: Over Storag Worn/Eroded, Extent: M	ge Area And Offi gs, Extent : Mode ge Area And Offi	ces rate, Area A ces	ffected : 25%			A
	Location : Over Storag			0			
Clay Tile	55% Now Broken/Missing Element Location: Throughout	\$29,900 ts, Extent : Mode	2034	* * ffected : 10%			A
	Cracking/Crumbling, Ex Location: Throughout		Area Affecte	ed : 20%			
Modified Bitumen	25% Now Alligatoring, Extent: Mo Location: Over Storag Blisters, Extent: Moder Location: Over Storag Worn/Eroded, Extent: M Location: Over Storag	ge Area ate, Area Affecte ge Area Aoderate, Area A	d : 25%				A
Skylight, Metal/Glass	10% Now Corrosion/Rusting, Exte. Location: Over Storag Glazing Broken/Cracked Location: Over Storag	ge Area l, Extent : Modei					A
erior							
Floors Carpet	25% 4+ Worn/Eroded, Extent: M Location: Various Loc Wrinkling, Extent: Ligh Location: First Floor	cations Througho	out	\$43,500	3	\$4,700	С
Ceramic Tile	5%		2027	* *	5	\$600	С
Quarry Tile	10%		2029	* *	5	\$1,900	C
Terrazzo	30% 0-2 Cracking/Crumbling, Ex Location: Basement	\$19,000 ctent : Moderate,	LIFE Area Affecto	* * ed : 15%	5	\$2,900	С
Quarry Tile	10% 30% 0-2 Cracking/Crumbling, Ex		2029 LIFE	* *	5	\$1,900	

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Ceramic Tile	5%	Now	\$2,300	2027	* *	5	\$100	C
		issing Elem : Basemen	ents, Extent : Seve t Corridor	re, Area	Affected : 30%			
Plaster	U	Now Crumbling, : South Co	\$6,300 Extent : Severe, A orridor	LIFE rea Affec	* * cted : 20%	5	\$1,100	С
		etration, E. : South Co	xtent : Moderate, A orridor	rea Affe	cted : 15%			
Wood	25%			LIFE	* *	5	\$5,200	С
Ceilings								
AcousTileSusp.Lay-In	15%			2029	* *	5	\$1,900	В
Plaster	85%			LIFE	* *	5	\$6,700	В
	U	0.	Extent : Moderate Floor, Various Loc					

ectrical		Current Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
der 600 Volts							•		
Service Equipment									
Molded Case Bkrs	100%		2044	* *	5	\$1,000	В		
	Other Obse	rvation, Extent : Moderate,	Area Affe	cted : 100%					
	Location	: Electrical Room							
	Explanati	on : One 3000 Amps Main I	Disconnec	rt Switch					
Transformers									
Liquid Filled	100%		2022	\$16,200	5	\$200	В		
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	: Outside							
	Explanati	on : One 13.8 Kva 480hv-20	08/120lv						
Switchgear / Switchboard									
Molded Case Bkrs	100%		2044	* *	5	\$1,000	В		
Raceway									
Conduit	20%		2044	* *	1		В		
Conduit	80%		2024	\$37,900	1		В		
Panelboards									
Fused Disc Sw	10%		2023	\$5,300	5	\$100	В		
Molded Case Bkrs	80%		2023	\$42,000	5	\$800	В		
Molded Case Bkrs	10%		2040	* *	5	\$100	В		
Wiring									
Braided Cloth	30%	2-4 \$14,600	2049	* *	1		В		
	Insulation A	Aged, Extent : Moderate, Ar	ea Affecte	ed: 100%					
	Location .	: Throughout The Building							
Thermoplastic	30%		2044	* *	1		В		
Thermoplastic	40%		2024	\$19,500	1		В		

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

Electrical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2022	\$51,400	5	\$200	В
Locally Mounted	20%			2037	* *	5	\$100	В
Ground								
Grounding Devices								
Generic	100%	2-4	\$1,100	LIFE	* *	5	\$500	В
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Water M	ain					
	Explana	tion : Corro	oded					
Lighting								
Interior Lighting								
Fluorescent	97%			2019	\$39,100	10	\$7,500	В
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location	i : Through	out The Building					
	Explana	tion : T-12 I	Lamps					
Incandescent	3%			2019	\$1,200	2		В
Egress Lighting								
Emergency, Battery	75%			2024	\$2,500	10	\$1,500	В
Exit, Service	25%			2029	* *	1		В
Exterior Lighting								
HID	70%			2019	\$10,100	10	\$100	В
HID	30%			2029	* *	10		В
Alarm								
Fire/Smoke Detection								
Generic	100%			2019	\$408,900	1-3	\$23,100	В

echanical	Current Repair		Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ating							
Energy Source							
Campus Steam	100%		2044	* *	1		В
	Other Observation	on, Extent : Light, Area	Affected	! : 100%			
	Location: Bldg	15					
	Explanation : I	From New Power Plant					
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2027	* *	5	\$500	В
Steam							
Distribution							
Steam Piping/Pump	100%		2024	\$63,600	4	\$600	В
	On Extended Life	e, Extent : Moderate, A	rea Affec	ted : 100%			
	Location: Stea	m And Condensate Ret	urn Pipir	ig Are Beyond The	ir Useful	Life Cycle Limit	
Terminal Devices							
Convector/Radiator	100%		2022	\$86,100	1	\$2,700	В
	On Extended Life	e, Extent : Moderate, A	rea Affec				
	Location : The	Steam Radiators Are B	eyond Th	neir Useful Life Cy	cle Limit		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning	-							
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2028	* *	2		В
Window/Wall Unit	35%			2019	\$6,600	1		В
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,700	В
Exhaust Fans								
Interior	80%			2024	\$8,100	2	\$200	В
Roof	20%			2024	\$1,400	2	\$100	В
Plumbing H/C Water Piping Brass/Copper	100%			2034	* *	1		В
Sanitary Piping	10070			2051		-		
Cast Iron	100%			LIFE	* *	1		В
Cust Hon		led Life. Ex	tent : Moderate, Ai		rted : 100%	1		Ь
			Piping Is Beyond U					
Storm Drain Piping			1 0 7		, ,			
Cast Iron	100%			LIFE	* *	1		В
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Storm Piping Is Beyond Useful Life Cycle Limit							D
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Perimete	er Of The Building					
	Explana	tion : Lead	ers And Gutters Do	wn To C	Cast Iron Pipping B	elow Gro	ade	
Sump Pump(s)	<u> </u>							
Submersible	100%			2016	\$7,300	4	\$2,500	В
Fixtures					1 - 7		1 7	
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$4,200	В
Gonorie	Recent Re	place Evido 1 : Next To	ent, Extent : Light, A Stairwells		ected : 100%	1.5	\$ 1,200	2

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

Area Sq Ft : 4,561 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,ATC

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$46,900	
Total	\$46,900	
Priority A	\$46,900	
Total	\$46,900	

Total	\$64,800	\$2,000	\$1,100	\$21,100
Priority C	\$9,300	\$1,400		
Priority B	\$7,900	\$600	\$1,100	\$15,300
Priority A	\$47,600			\$5,800
Total	\$64,800	\$2,000	\$1,100	\$21,100
Mechanical	\$600	\$600	\$1,000	\$3,800
Electrical	\$6,700			\$11,500
Interior Architecture	\$9,900	\$1,400		
Exterior Architecture	\$47,600			\$5,800
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS

Asset #: 979

Architecture		Current Repair Future Replacement Mainte			aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls						_		
Cast in Place Concrete	5%			LIFE	* *	5	\$2,700	A
Copper/Terne	5%	3.7	Φ20.000	2044	* *	10	\$1,300	A
Masonry: Brick						5	\$9,100	A
Masonry: Limestone			\$6,400 d, Extent : Moderat cade	LIFE te, Area A	* * Affected : 10%	5	\$400	A
Windows								
Aluminum	10%			2040	* *	5	\$200	A
Glass Block	5%	Now	\$1,000	LIFE	* *	5	\$100	A
	_	roken/Crac ı : East Fac	ked, Extent : Mode cade	erate, Are	ea Affected : 10%			
Wood	Location Thermally	ted Finish, 1 : Through	Extent : Moderate			5	\$7,700	A
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$900	A
Masonry: Limestone	_		\$10,300 Extent : Moderate	LIFE c, Area Aj	* * ffected : 5%	5	\$1,100	A
	Jnt Morta		d, Extent : Moderai	te, Area A	Affected : 25%			
Roof								
Built-Up (BUR)	35%			2024	\$6,700	10	\$1,400	A
Copper/Terne	60%			2039	* *	10	\$5,800	Α
Skylight, Metal/Glass	5%			2034	* *	10	\$600	A
terior								
Floors	10%			2023	¢0.500	2	\$1,000	C
Carpet Cast in Place Concrete	20%			LIFE	\$9,500 * *	3 5	\$1,000	C C
Quarry Tile	20%			2037	* *	5	\$2,000	C
Terrazzo	50%			LIFE	* *	5	\$2,700	C
Interior Walls	3070			<u> </u>			Ψ2,700	
Plaster	Location	Crumbling, 1 : Basemer	\$9,300 Extent : Severe, A at, Second Floor Og	ffice		5	\$1,600	С
	Location Water Pen	ı : Staircase ıetration, E	xtent : Severe, Are					
g g T T v G i i i i i			Floor Office		-ti •			~
SGFT/Glazed Masonry	20%			LIFE	* *			С

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS

Asset #: 979

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	5% 0-2	\$600	2029	* *	5	\$200	В
	Cracking/Crumblin	g, Extent : Light, Are	ea Affecte	ed : 10%			
	Location : Dance	Studio					
Exposed Concrete	10%		LIFE	* *	5	\$100	В
Plaster	85%		LIFE	* *	5	\$3,600	В

Electrical		Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2044	* *	5	\$100	В	
Transformers								
Liquid Filled	100%		2022	\$16,200	5		В	
Switchgear / Switchboard	400				_		_	
Molded Case Bkrs	100%		2044	* *	5	\$100	В	
Raceway	0.007		2024	Φ10. 7 00			ъ	
Conduit	90%		2024	\$18,700 * *	1		В	
Conduit	10%		2044	* *	1		В	
Panelboards	1.00/		2022	Φ2.000	~		ъ	
Fused Disc Sw	10%		2023	\$2,000	5		В	
Molded Case Bkrs	20%		2040		5	¢100	В	
Molded Case Bkrs	70%		2023	\$13,800	5	\$100	В	
Wiring Braided Cloth	40%	2-4 \$6,700	2049	* *	1		В	
Braided Ciotii		2-4 \$0,700 Aged, Extent : Moderate, Are			1		Б	
		Agea, Extent . Moderate, Are : Throughout The Building	и Ајјесте	zu . 10070				
TT1 1		. Intoughout The Building	2024	ΦΩ 400	1			
Thermoplastic	50%		2024	\$8,400 * *	1		В	
Thermoplastic	10%		2044	* *	1		В	
Motor Controllers	1,000/		2022	¢2.200	_		D	
Locally Mounted	100%		2022	\$2,200	5		В	
Grounding Devices								
Grounding Devices Generic	100%		LIFE	* *	5	\$100	В	
Lighting	100%		LIFE		3	\$100		
Interior Lighting								
Fluorescent	98%		2019	\$6,500	10	\$4,100	В	
Tuorescent		ervation. Extent : Moderate. A		. ,	10	φ+,100	Ь	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building						
		ion : T-12 Lamps						
Incandescent	2%		2019	\$100	2		В	
Exterior Lighting	2/0		2019	ψ100			<u> </u>	
Incandescent	100%		2019	\$700	2		В	
meandescent	100/0		2017	Ψ100				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS

Asset #: 979

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Co	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating		•				•
Energy Source						
Natural Gas	100%	2034	* *	1		В
Conversion Equipment						_
Hot Water Boiler	10%	2041	**	1	\$200	В
	Recent Installation, Extent: Light, A	Area Affectea : 10	10%			
	Location: Basement Level	Amag Affacted . 10	00/			
	Other Observation, Extent : Light, A Location : Basement Level	rea Affeciea : 10	0%			
	Explanation: Serves Ballet Studio	•				
Steam Boiler	90%	2029	* *	1	\$4.100	В
Steam Boner	90% Other Observation, Extent : Light, A			1	\$4,100	D
	Location: Boiler Room	пентујестен. 10	070			
	Explanation: 1 Gas Fired Steam 1	Boiler				
Distribution	Zipiananon i Tous i irea sieam i	50				
Hot Wtr Piping/Pump	10%	2046	* *	4		В
Steam Piping/Pump	90%	2034	* *	4	\$200	В
Terminal Devices						
Convector/Radiator	90%	2029	* *	1	\$1,300	В
Fan Coil Unit/Heat	10%	2024	\$7,400	1	\$200	В
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		В
Conversion Equipment	200/	2010	Φ2.000			ъ
Window/Wall Unit	20%	2019	\$2,000	1		В
No Component	80%					D
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,500	В
Exhaust Fans	10070	LITE		23	Ψ2,300	
Roof	10%	2024	\$400	2		В
No Component	90%		7.00	_		D
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		В
Water Heater						
Gas Fired	100%	2019	\$1,200	2	\$100	В
Sanitary Piping						_
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	1000/	1 155				D
Cast Iron	100%	LIFE	* *	1		В
Fixtures	1000/					D
Generic	100%					В

 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

Area Sq Ft : 13,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$324,200	\$74,300
Electrical	\$109,300	
Mechanical		\$45,600
Total	\$433,500	\$119,900
Priority A	\$324,200	\$74,300
Priority B	\$109,300	\$45,600
Total	\$433,500	\$119,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$127,700	\$24,100	\$9,700	\$15,300
Priority A	\$42,100			
Priority B	\$53,600	\$7,800	\$8,800	\$12,600
Priority C	\$32,000	\$16,300	\$900	\$2,600
Total	\$127.700	\$24,100	\$9,700	\$15,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 980

rchitecture	Current Repair Future Replacement Maintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co	ost Cycle (Yrs)	Estimated Cost	Priority Code	
terior						
Exterior Walls						
Cast in Place Concrete	5% Now \$7,300 Cracking/Crumbling, Extent: Moderate Location: East Facade - Walkway P Water Penetration, Extent: Moderate, Location: East Facade - Walkway P	re, Area Affected : 10% rojecting From Facade Area Affected : 10%	** 5	\$5,900	A	
Masonry: Brick	90% Now \$210,000 Cracking/Crumbling, Extent: Severe, Location: South Facade Jnt Mortar Miss/Erod, Extent: Severe, Location: South Facade Vertical Cracks, Extent: Severe, Area Location: South Facade	Area Affected : 5% Area Affected : 10%	** 5	\$21,400	A	
Masonry: Limestone	5% Now \$28,200 Cracking/Crumbling, Extent: Moderat Location: South Facade Jnt Mortar Miss/Erod, Extent: Moderat Location: South Facade, Throughou	te, Area Affected : 5%	** 5	\$900	A	
Windows						
Wood	100% Now \$66,700 Dry Rot/Decay, Extent: Moderate, Are Location: Throughout Thermally Inefficient, Extent: Moderat Location: Throughout Split/Cracked, Extent: Moderate, Area Location: Throughout	te, Area Affected : 50%	** 5	\$11,000	A	
Parapets						
Cast Stone/Terra Cotta	90%	LITE	* * 5	\$74,300	A	
Masonry: Brick	10% Now \$6,700 Water Penetration, Extent : Moderate, Location : Various Locations Throug	Area Affected : 10%	* * 5	\$1,100	A	
Roof						
Asphalt Shingle	75% Now \$47,500 Gut/DS Non Func/Miss, Extent: Sever Location: Throughout Loose Units, Extent: Moderate, Area A Location: Main Roof Water Penetration, Extent: Moderate, Location: Over Restrooms	2033 e, Area Affected : 25% Affected : 15%	* *		A	
Modified Ditumen		2024 \$26.9	200 10	\$4.200	Α.	
Modified Bitumen Skylight, Metal/Glass	15% 10%	2024 \$26,8 2034		\$4,200 \$9,400	A A	
Skylight, Metal/Glass	10%		* * 10	\$9,400	Α	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 980

Architecture		Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
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
	Location Water Per	n : Main Ha netration, E	Extent : Moderate all, Backstage Area extent : Severe, Area	Offices a Affecte	d : 25%			
	Location	n : Main Ha	ıll, Backstage Area	, Offices				
Ceilings AcousTileSusp.Lay-In			\$2,000 nents, Extent : Mod ns	2037 erate, Ar	* * rea Affected : 15%	5	\$600	В
	_	Discoloring, n : Restroon	, Extent : Moderate ns	, Area A	ffected : 15%			
		netration, E n : Restroor	xtent : Moderate, A ns	Area Affe	cted : 15%			
Plaster		Crumbling,	\$31,500 Extent : Moderate	LIFE , Area Ą	* * ffected : 15%	5	\$13,900	В
	Location	n : Main Ha						
		netration, E n : Main Ha	xtent : Moderate, A ll	Area Affe	cted : 15%			

ectrical	Current Repair	Future Rep	lacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						•
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$400	В
	Other Observation, Extent: Modera	te, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : One 600 Amps Main	Diasconnect Swit	ch			
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	В
•	Other Observation, Extent: Modera	te, Area Affected :	100%			
	Location : Outside					
	Explanation : One 13.8 Kva 480hv	-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$400	В

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 980

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Conduit	100%		2034	* *	1		В
Panelboards							
Fused Disc Sw	10%		2032	* *	5		В
Molded Case Bkrs	90%		2032	* *	5	\$300	В
Wiring							
Braided Cloth	40% 2-4	\$7,000	2049	* *	1		В
	Insulation Aged, E	xtent : Moderate, Are	a Affecte	d : 100%			
	Location: Throu	ghout The Building					
Thermoplastic	60%		2034	* *	1		В
Motor Controllers							
Locally Mounted	100%		2029	* *	5	\$100	В
Ground						·	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	В
Lighting							
Interior Lighting							
Fluorescent	5%		2034	* *	10	\$700	В
	T-8 Lamps, Extent	: Moderate, Area Affa	ected : 10	00%			
	Location : Corrie	dor					
Fluorescent	40%		2024	\$13,200	10	\$5,700	В
raorescent		, Extent : Moderate, A			10	Ψ3,700	Ь
	Location : Kitche						
	Explanation : T-						
Incandescent	55%	2 2000-195	2024	\$18,100	2	\$200	В
Egress Lighting	3370		2024	\$10,100		\$200	ъ
Emergency, Battery	40%		2032	* *	10	\$1,500	В
Exit, Service	60%		2032	* *	10	\$1,500	В
Exterior Lighting	0070		2032		1		Ъ
HID	100%		2024	\$800	10		В
	100%		2024	\$000	10		D
Alarm Fire/Smolta Detection							
Fire/Smoke Detection	30%						D
No Component Generic	30% 70%		2019	\$109,300	1-3	¢< 200	Б В
Generic	/ U%		2019	\$109,300	1-3	\$6,200	D

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$7,700	В
	Other Observation, Extent: Light, Area	Affected :	100%			
	Location : Boiler Room - First Floor					
	Explanation: 1 Gas Fired Hot Water	Boiler				

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 980

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•						•
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$1,200	В
Terminal Devices							
Air Handler	50%		2024	\$45,600	1	\$4,800	В
Convector/Radiator	45%		2029	* *	1	\$2,300	В
Fan Coil Unit/Heat	5%		2024	\$12,700	1	\$300	В
Air Conditioning							
Energy Source	1000/		2040	* *	1		D
Electricity	100%		2040	* *	1		В
Conversion Equipment	1.000/		2020	* *	1	¢7 200	D
Reciprocating Compr/Chiller	100%		2029		1	\$7,200	В
Compi/Cinner	Other Ohser	vation, Extent : Light, Area	Affected	. 100%			
		Ground Level	Пусстей	. 100/0			
		on : Unit Mounted On Exter	ior Slah				
Distribution	Explanatio	m. One mounted on Exter	ior sido				
Chilled Wtr Pipe/Pump	100%		2044	* *	4	\$1,200	В
Terminal Devices	10070		2011		•	Ψ1,200	
Air Handler/Cool/Ht	100%		2029	* *	1	\$9,600	В
Ventilation						. ,	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,700	В
Exhaust Fans							
Interior	100%		2029	* *	2	\$500	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2037	* *	1		В
	•	ace Evident, Extent : Light,	Area Affe	ected : 20%			
	Location :	Throughout					
Water Heater	7 00/		2022	44.200			
Electric	50%		2022	\$1,300	4		В
		vation, Extent : Light, Area Second Floor Mechanical I		: 100%			
G 71 1		on : Unit Serves Rest Rooms		Φ2.000		4100	
Gas Fired	50%	·	2022	\$2,000	2	\$100	В
	Location :	vation, Extent : Light, Area	Ађестеа	: 50%			
Sanitary Dining	Елріапапо	on : Unit Serves Kitchen					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	100%		LIFE		1		ъ
Cast Iron	100%		LIFE	* *	1		В
Cast Holl	100%		LIFE	· •	1		ט

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 980

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
No Component	80%					D
Generic	20%	2029	* *	1	\$200	В
	Other Observation, Exte	nt : Light, Area Affected	d: 100%			
	Location: Boiler Room	n				
	Explanation: Unit Ser	ves Boiler Only				
Fixtures						
Generic	100%					В
Fire Suppression		_		•		
Chemical System						
Generic	100%	2022	\$28,300	1-3	\$55,000	В

^{**} 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	11 2017	1 1 2010	11 2013
Interior Architecture	\$11,900	\$900	\$100	\$300
Electrical	\$200	\$300	\$200	\$500
Mechanical	\$200	\$100	\$200	\$100
Total	\$78,000	\$1,300	\$500	\$900
Priority A	\$65,800			
Priority B	\$2,500	\$400	\$400	\$600
Priority C	\$9,800	\$900	\$100	\$300
Total	\$78,000	\$1,300	\$500	\$900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 989

Architecture	Current Repair	Future Replaceme	ent N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost Cycle (Yrs)		Priority Code
Exterior					
Exterior Walls	4000/ 4 047.000	2020		42.400	
Stucco Cement	100% 4+ \$17,200	2029	** 5	\$3,400	Α
	Staining/Discoloring, Extent: Moderate Location: Throughout	, Агеа Ајјеснеа : 25%	1		
Windows	Locuiton : Throughout				
Steel	50% Now \$8,600	2040	** 5	\$1,700	A
Steel	Corrosion/Rusting, Extent: Moderate, A		5	Ψ1,700	
	Location : Throughout	33			
	Thermally Inefficient, Extent : Moderate	, Area Affected : 50%	, •		
	Location: Throughout				
	Unit Inoperable, Extent : Moderate, Are	a Affected : 50%			
	Location: Throughout				
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Throughout				
	Explanation: Stained Glass				
Steel	50% Now \$15,100	2049	** 5	\$1,700	Α
	Broken/Missing Elements, Extent: Seve	re, Area Affected : 20	%		
	Location: Throughout Corrosion/Rusting, Extent: Severe, Area	a Affactad . 250/			
	Location: Throughout	a Affectea . 25%			
	Thermally Inefficient, Extent: Moderate	Area Affected : 1009	2/6		
	Location: Throughout	, 11. 00. 12, 100. 100.			
	Unit Inoperable, Extent : Moderate, Are	a Affected : 50%			
	Location : Throughout	33			
Parapets					
Cast Stone/Terra Cotta	5% Now \$1,000	LIFE	** 5	\$300	Α
	Broken/Missing Elements, Extent: Mod	erate, Area Affected :	25%		
	Location: Coping				
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location: Coping	71 T:1 .			
M.4.1 D.11	Explanation: Component Is Actually (** 5	¢1 200	
Metal Rail	25% Now \$5,200 Broken/Missing Elements, Extent: Mod		5	\$1,300	A
	Location: Balconies	етиге, Атей Ајјестей .	2370		
	Corrosion/Rusting, Extent: Severe, Area	a Affected · 25%			
	Location: Balconies	angreeiea . 2570			
	Deteriorated Finish, Extent : Moderate,	Area Affected : 100%	ó		
	Location: Balconies	3,5			
Stucco Cement	70% Now \$1,400	2029	** 5	\$700	A
State Coment	Cracking/Crumbling, Extent: Moderate			Ψ,00	
	Location: Throughout	55			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 989

Architecture	Current Repair	Fu	ture Replacement	M	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Ye	ar Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior	<u> </u>	•		•		•		
Roof								
Clay Tile	85% Now	\$13,700 203		k		A		
	Gut/DS Non Func/Miss, Exte	ent : Moderate, A	rea Affected : 50%					
	Location: Throughout		1 100/					
	Water Penetration, Extent:							
	Location : Valley Between							
Copper/Terne	5% Now	\$2,200 200				A		
	Miss/Damaged Flashings, E.		Area Affected: 25%	<i>o</i>				
	Location : Over Circular S		. 1 250/					
	Water Penetration, Extent : Location : Over Circular S		cted : 25%					
D 11 D . C			N.C	. ~	Φ200			
Roll Roofing	10% Now	\$1,300 202		* 5	\$200	A		
	Seams Open/Split, Extent : N Location : Over Second Fl		rjectea : 25%					
	Water Penetration, Extent:		Heated , 150/					
	Location : Over Office Are		ijjeciea . 1570					
	Worn/Eroded, Extent : Mode		ed · 50%					
	Location : Over Second Fl		cu. 5070					
Interior								
Floors								
Carpet	20% Now	\$9,200 202	26 * *	* 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 : Moderat	e, Area Affected .	25%					
	Location : Second Floor							
Ceramic Tile	5%	20:		3	\$200	C		
Terrazzo	45%	LII		3	\$1,200	C		
Wood	30%	20:	-	* 5	\$1,900	C		
	Recent Replace Evident, Ext Location : First Floor Offi	_	Affected: 75%					
Interior Walls	Location : First Floor Offi	ces, 2012						
interior walls	10%	LII	7F *:	* 5	\$200	С		
Gyngum Roard	10/0	LII		3	φ200			
Gypsum Board Plaster		\$600 1 11	7E *:	k 5		C		
Gypsum Board Plaster	5% Now	\$600 LII xtent : Severe. At		* 5		С		
* 1	5% Now Broken/Missing Elements, E			* 5		С		
* 1	5% Now Broken/Missing Elements, E Location : Spiral Stair	xtent : Severe, Ar	rea Affected : 50%	* 5		С		
* 1	5% Now Broken/Missing Elements, E	xtent : Severe, Ar	rea Affected : 50%	* 5		С		

 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 989

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	40%		2029	* *	5	\$1,300	В
	Broken/Missing Elen	nents, Extent : Seve	re, Area	Affected : 15%			
	Location : First Fl	oor					
	Cracking/Crumbling	g, Extent : Severe, A	rea Affec	cted : 15%			
	Location : First Fl	oor					
	Water Penetration, I	Extent : Severe, Ared	a Affecte	d : 15%			
	Location : First Fl	oor					
Exposed Struc: Wood	50%		LIFE	* *			В
Plaster	10% Now	\$1,400	LIFE	* *	5	\$200	В
	Cracking/Crumbling	g, Extent : Moderate	, Area Ą	ffected : 15%			
	Location : Transpo	ortation Office Seco	nd Floor				
	Water Penetration,	Extent : Moderate, A	rea Affe	ected : 15%			
	Location : Transpo	ortation Office Seco	nd Floor				

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$100	В
	Other Observation, Exte	nt : Moderate, Area Affe	cted : 100%			
	Location: Garage					
	Explanation: One 600	Amps Main Disconnect	Switch			
Transformers						
Liquid Filled	100%	2029	* *	5		В
	Other Observation, Exte	nt : Moderate, Area Affe	cted : 100%			
	Location: Outside					
	Explanation: One 13.8	8 Kva 480hv-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$100	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	5%	2032	* *	5		В
Molded Case Bkrs	95%	2032	* *	5	\$100	В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2029	* *	5		В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	В
Lighting					•	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 989

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	75%	2024	\$9,400	10	\$1,500	В
	Other Observation, Extent : Modera	ite, Area Affec	ted : 100%			
	Location : Offices					
	Explanation: T-12 Lamps					
Incandescent	25%	2024	\$3,100	2		В
	Other Observation, Extent : Modera	ite, Area Affec	rted : 100%			
	Location: 1st Floor					
	Explanation: Chandeliers					
Egress Lighting						
Emergency, Battery	40%	2029	* *	10	\$200	В
Exit, Service	60%	2029	* *	1		В
Exterior Lighting						
HID	100%	2024	\$1,400	10		В
Alarm						
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$2,200	В

Mechanical	Current R	epair F	uture	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%	20	034	* *	1		В
Conversion Equipment							
Heat Pump	100%	20	028	* *	2	\$700	В
	Other Observation, E.	xtent : Light, Area Affe	ected :	100%			
	Location : The Perin	neter Of The Building					
	Explanation: 3 Hea	t Pumps					
Air Conditioning							
Energy Source							
Electricity	100%	20	032	* *	1		В
Conversion Equipment							
Split Unit	100%	20	032	* *			В
Terminal Devices							
Fan Coil - Cool/Heat	100%	20	032	* *	1	\$700	В
Ventilation							
Exhaust Fans							
Wall Unit	20%	20	032	* *	2		В
No Component	80%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%	20	034	* *	1		В
Water Heater							
Gas Fired	100%	20	023	\$600	2		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Asset #: 989

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
	Other Observation, Extent : Light	, Area Affected : 100%				
	Location: Leaders And Gutters	On Perimeter Of The R	oof			
	Explanation: Leaders And Gutt	ers Run Into Cast Iron	Piping Bel	low Grad	le e	
Fixtures		_	•			
Generic	100%					В

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

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	
Total	\$207,400	
Priority A	\$207,400	
Total	\$207,400	

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
Total	\$36,100	\$7,300	\$700	\$12,200
Priority A	\$35,000			\$1,700
Priority B	\$1,100	\$400	\$700	\$10,400
Priority C		\$6,900		
Total	\$36,100	\$7,300	\$700	\$12,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 981

rchitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								•
Exterior Walls						_	*1* 100	
Stucco Cement	Location	Crumbling 1: Through	\$63,300 , Extent : Moderate out t : Moderate, Area		-	5	\$12,600	A
		ı : Through		ijjeeieu	. 2370			
	Staining/I		, Extent : Moderate	, Area Ą	ffected : 35%			
		netration, E n : Through	Extent : Light, Area out	Affected	: 25%			
Wood	Location Split/Crac	ecay, Exte 1 : Protrud	t : Severe, Area Affe			5	\$800	A
Windows								
Steel			\$103,100 ments, Extent : Seve cout	2049 re, Area	* * Affected : 35%	5	\$10,000	A
	Location	i : Through						
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 20% Location : Throughout							
	Location	i : Through						
	Location	servation, I 1 : Through tion : Stain		Area Affe	ected : 100%			
Parapets								
Cast in Place Concrete	5%	N	#2 000	LIFE	**	5	\$400	A
Stucco Cement			\$2,900 , Extent : Moderate out	2029 , Area Ą	* * ffected : 25%	5	\$700	A
		aged Copi a: Through	ngs, Extent : Moder out	ate, Are	a Affected : 25%			
Wood Cornice	Location	issing Elen 1 : Through				5	\$1,800	A
	•	ked, Exten ı : Through	t : Moderate, Area . out	Affected	: 25%			

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 981

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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 .			ite, Area	і Ајјестеа : 25%			
			oui : Moderate, Area 1	Affactad	. 350/			
	Location .			престец	. 33/0			
Built-Up (BUR)		Now	\$10,200	2034	* *			A
вин-Ор (вок)			\$10,200 lerate, Area Affecte					A
	Location .			.a . 2570				
			xtent : Moderate, A	rea Affe	cted: 10%			
	Location .							
	Worn/Erode	ed, Extent	: Moderate, Area	Affected	: 25%			
	Location .							
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	* *			С
Ceilings								
AcousTileSusp.Lay-In	10%			2029	* *	5	\$700	В
Exposed Struc: Wood	80%			LIFE	**			В
Plywood/Hardboard	10%	0-2	\$800	2034	**	1		В
			xtent : Light, Area	Affected	: 15%			
	Location .	: Over Sta	ge					

ectrical	Current Repai	r Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$200	В
	Other Observation, Extent	: Moderate, Area Affec	ted : 100%			
	Location : Electrical Ro	от				
	Explanation: One 400 A	mps Main Disconnect S	witch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$200	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	5%	2032	* *	5		В
Molded Case Bkrs	95%	2032	* *	5	\$100	В

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 981

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Wiring							
Thermoplastic	100%	2034	* *	1		В	
Ground							
Grounding Devices							
Not Accessible	100%					D	
Lighting							
Interior Lighting							
Fluorescent	20%	2024	\$5,600	10	\$900	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Office						
	Explanation: T-12 Lamps						
Incandescent	80%	2024	\$22,300	2	\$100	В	
Egress Lighting							
Emergency, Battery	50%	2024	\$1,000	10	\$600	В	
Exit, Service	50%	2024	\$400	1		В	
Exterior Lighting							
Incandescent	100%	2024	\$3,300	2		В	

Mechanical	Current Repai	r Future Rep	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating							
Energy Source							
Under Construction	100%					D	
	Other Observation, Extent : Light, Area Affected : 0%						
	Location: Basement						
	Explanation : Former Oi Gas Installation	l Tank Has Been Removed -	Facility Awa	iting Ap _l	proval For New		
Conversion Equipment							
Furnace	100%	2019	\$6,500	1	\$2,400	В	
	Not in Service, Extent : Mo	oderate, Area Affected : 100	%				
	Location: Boiler Room,	Unit To Be Replaced Once	Gas Service E	Becomes .	Available		
Terminal Devices							
Fan Coil Unit/Heat	50%	2029	* *	1	\$800	В	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Auditorium						
	Explanation : Electric Un	nit Heater					
No Component	50%					D	
Air Conditioning							
Energy Source							
Electricity	100%	2032	* *	1		В	
Conversion Equipment							
Window/Wall Unit	20%	2019	\$2,200	1		В	
No Component	80%					D	
Ventilation							

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 981

echanical	Current Repai	r Futur	Future Replacement		Maintenance	
vstem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,800	В
ımbing						
H/C Water Piping						
Galv Iron/Steel	100%	2022	\$16,000	1		В
	On Extended Life, Extent:	Moderate, Area Affec	ted : 100%			
	Location : The Domestic	Hot And Cold Water I	Piping Is Beyond U	seful Lif	e Cycle Limit	
Water Heater						
Electric	100%	2019	\$800	4		В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
	On Extended Life, Extent:	Moderate, Area Affec	ted : 100%			
	Location: The Sanitary	Piping Is Beyond Usef	ul Life Cycle Limit			
Fixtures						
Generic	100%					В

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

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

Total	\$13,500	\$19,200	\$17,300	\$50,200
Priority C	\$700	\$6,700		\$1,400
Priority B	\$12,800	\$12,500	\$17,300	\$14,000
Priority A				\$34,700
Total	\$13,500	\$19,200	\$17,300	\$50,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$7,000	\$7,000	\$11,800	\$6,600
Electrical	\$1,900	\$1,500	\$1,500	\$2,800
Interior Architecture	\$700	\$6,700		\$2,100
Exterior Architecture				\$34,700
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 982

Architecture	Current Repair	Future Replacement	M				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Co	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior							
Exterior Walls				4.0.00			
Cast in Place Concrete	20%	LIFE *	5	\$29,200	A		
Cast Stone/Terra Cotta	5% 75%	LIFE *	3	\$11,400	A		
Masonry: Brick	75%	LIFE *	* 5	\$21,900	A		
Windows	0.90/	2049 *	* =	¢(0,500	4		
Wood	98% Recent Repair Evident, Extent : Li	2049	* 5	\$69,500	Α		
	Location: Throughout, 2012	gni, Area Ajjeciea . 10070					
Wood	2%	2040 *	* 5	\$1,400	A		
	Other Observation, Extent: Model	rate, Area Affected : 100%					
	Location: First Floor Office						
	Explanation: Stained Glass Win	dows					
Parapets							
Cast Stone/Terra Cotta	60%	LIFE *	5	\$21,200	A		
Masonry: Brick	30%	LIFE *	* 5	\$1,400	Α		
	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: Li Location: Throughout, 2012	ght, Area Affected : 75%					
Skylight, Metal/Glass	10%	2044 *	* 10	\$8,900	A		
Interior							
Floors	200/	2026	* 2	Φ1 2 100	a		
Carpet	30% Recent Replace Evident, Extent: L Location: Throughout, 2012	2026 * ight, Area Affected : 100%	* 3	\$12,400	С		
Cast in Place Concrete	40%	LIFE *	* 5	\$24,200	С		
Vinyl Tile	20%		* 3	\$2,800	C		
Ž	Recent Replace Evident, Extent : L Location : Throughout, 2012	ight, Area Affected : 100%		. ,			
Wood	10%	2052 *	* 5	\$5,200	С		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Recent Repair Evident, Extent: Li, Location: Throughout, 2012		3	ψ3,200	C		
Interior Walls							
Ceramic Tile	5%	2039 *	* 5	\$1,400	C		
	Recent Replace Evident, Extent : L	ight, Area Affected : 100%					
	Location: Throughout, 2012						
Gypsum Board	5%	LIFE *	* 5	\$800	С		
• •	Recent Replace Evident, Extent : L	ight, Area Affected : 100%					
	Location : Throughout, 2012						
Plaster	90%	LIFE *	* 5	\$7,600	С		
	Recent Replace Evident, Extent : L Location : Throughout, 2012	ight, Area Affected : 100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 982

Architecture	Current Repair	Future Rep	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior							
Ceilings							
AcousTileSusp.Lay-In	5%	2044	* *	5	\$1,400	В	
	Recent Replace Evident, Extent : Light	ht, Area Affected :	100%				
	Location: Throughout, 2012						
Exposed Concrete	10%	LIFE	* *	5	\$400	В	
_	Recent Repair Evident, Extent: Light, Area Affected: 100%						
	Location: Throughout, 2012						
Plaster	85%	LIFE	* *	5	\$14,700	В	
	Recent Replace Evident, Extent : Light, Area Affected : 100%						
	Location : Throughout, 2012						

Current Repair	Futur	e Replacement	Maintenance				
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
1000/	2054	ታ ታ	_	Φ.Ε.Ο.Ο.	ъ		
			5	\$500	В		
	Area Ajje	ciea : 100%					
)isaammaat	Switch Decent In	stallatio	•			
Explanation . One 600 Amps Main L	nsconneci	Swiich - Keceni In	siananoi	ı			
100%	2044	* *	5	\$100	В		
•							
Location: Outside							
Explanation : One 13.8 Kva 480hv-2	08/120lv -	Recently Installed					
1							
100%	2054	* *	5	\$500	В		
5%	2049	* *	5		В		
95%	2049	* *	5	\$500	В		
100%	2054	* *	1		В		
100%	2044	* *	5	\$100	В		
400-		de de	_	4.00	_		
100%	LIFE	* *	5	\$300	В		
000/	2024	* *	10	¢15 200	В		
			10	\$13,200	Ь		
•••							
	2034	* *	10	\$1.700	В		
			10	\$1,700	D		
Location: Lobby And Hallway							
	100% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: One 600 Amps Main E 100% Other Observation, Extent: Moderate, Location: Outside Explanation: One 13.8 Kva 480hv-2 100% 5% 95% 100% 100% 0ther Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps 10% T-5 Lamps, Extent: Moderate, Area A	100% 2054 Other Observation, Extent: Moderate, Area Affe Location: One 600 Amps Main Disconnect 100% 2044 Other Observation, Extent: Moderate, Area Affe Location: One 600 Amps Main Disconnect 100% 2044 Other Observation, Extent: Moderate, Area Affe Location: Outside Explanation: One 13.8 Kva 480hv-208/120lv- 100% 2054 5% 2049 95% 2049 100% 2054 100% 2054 Cother Observation, Extent: Moderate, Area Affe Location: Throughout The Building Explanation: T-8 Lamps 10% 2034 T-5 Lamps, Extent: Moderate, Area Affected: 16	Nof Total Fail Date Estimated Cost Year Estimated Cost FY	No of Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Total		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 982

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	\$2,200	В
Exit, Service	50%			2034	* *	1		В
Exterior Lighting								
HID	100%			2034	* *	10	\$100	В
Alarm								
Security System								
No Component	50%							D
Generic	50%			2034	* *	1	\$3,800	В
Fire/Smoke Detection								
Generic	100%			2034	* *	1-3	\$12,800	В

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source								
Natural Gas	100%		2054	* *	1		В	
Conversion Equipment								
Hot Water Boiler	100%		2044	* *	1	\$9,100	В	
		tion, Extent : Light, Area	Affected	: 100%				
	Location: Bo							
	Explanation :	2 Gas Fired Hot Water	Boilers					
Distribution								
Hot Wtr Piping/Pump	100%		2049	* *	4	\$1,400	В	
Terminal Devices								
Air Handler	20%		2034	* *	1	\$2,300	В	
	Other Observa	tion, Extent : Light, Area	Affected	: 100%				
	Location : Ba	sement Mechanical Room	n					
	Explanation:	Heat Recovery Ventilati	ng Unit (Observed				
Fan Coil Unit/Heat	80%		2034	* *	1	\$4,800	В	
	Other Observat	ion, Extent : Light, Area	Affected	: 100%				
	Location: Ceiling Plenum							
	Explanation : Fan Powered Boxes With Reheat Coil Observed							
Air Conditioning	-							
Conversion Equipment								
Reciprocating	100%		2034	* *	1	\$8,600	В	
Compr/Chiller								
•	Other Observat	tion, Extent : Light, Area	Affected	: 100%				
	Location : Ad	jacent To Building						
	Explanation:	Air Cooled Chiller With	Plate Ar	nd Frame Heat Exc	hanger (Observed		
Distribution								
Chilled Wtr Pipe/Pump	100%		2054	* *	4	\$900	В	
Ventilation								
Exhaust Fans								
Not Accessible	100%						D	
Plumbing								

-5 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note:

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 982

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2054	* *	1		В
Water Heater						
Gas Fired	100%	2024	\$4,700	2	\$300	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
No Component	80%					D
Generic	20%	2034	* *	1	\$200	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	ht, Area Affected : 1	100%			
	Location: B, 1, 2					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2054	* *	1-2	\$5,200	В
Chemical System						
Generic	100%	2024	\$28,300	1-3	\$50,600	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

Area Sq Ft : 11,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$141,700	\$51,500
Electrical		\$30,100
Total	\$141,700	\$81,600
Priority A	\$141,700	\$51,500
Priority B		\$30,100
Total	\$141,700	\$81,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$79,000	\$11,300	\$6,900	\$22,900
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
Total	\$79,000	\$11,300	\$6,900	\$22,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13435

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	4004	ΦΦ0.000	2011	* *			
Copper/Terne	10% Now Deformed/Dented, E	\$29,000 Extent: Moderate A	2044				A
	Location : West Fo		тей Ајјес	nea . 20%			
	Staining/Discoloring		, Area A	ffected : 20%			
	Location : West Fo		, <u>,</u>	<i>y</i>			
Stucco Cement	90% 4+	\$79,400	2029	* *	5	\$15,800	A
	Staining/Discoloring	the state of the s		ed : 25%		, -,	
	Location: Through	hout					
Windows							
Aluminum	50%		2032	* *	5	\$2,000	A
Wood	50% Now	\$62,300	2049	**	5	\$10,200	A
	Dry Rot/Decay, Exte		a Affected	l : 25%			
	Location : First Fl		. 4 4				
	Thermally Inefficien Location : First Fl		e, Area Aj	пестеа : 50%			
	Split/Cracked, Exten		Affected	. 50%			
	Location : First Fl		ingecica .	. 5070			
Parapets							
Copper/Terne	100%		2044	* *	5	\$12,700	A
Roof							
Clay Tile	70% Now	\$19,600	2044	* *			A
	Water Penetration, I Location : Over So		Area Affe	cted : 10%			
C T		ouineasi Corriaor	2020	* *	10	ф1.000	
Copper/Terne Sloped Glazing	5% 25%		2039 LIFE	* *	10 5	\$1,900 \$51,500	A
nterior	23%		LIFE		3	\$31,300	A
Floors							
Carpet	25%		2025	\$55,200	3	\$8,000	C
1	Recent Replace Evid	lent, Extent : Light,	Area Affe	ected : 100%		, ,	
	Location: Second	Floor, 2012					
Carpet	25%		2020	\$55,200	3	\$6,000	С
Ceramic Tile	25%		2027	* *	5	\$4,000	C
Ceramic Tile	25%		2039	* *	5	\$4,000	C
	Recent Replace Evid	_	Area Affe	ected : 100%			
	Location : Second	Floor, 2012					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13435

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	40%	0-2	\$19,400	2027	* *	5	\$3,200	C
	U	Crumbling, : Boiler Ro	Extent : Moderate oom	, Area Aj	ffected : 15%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$600	С
Gypsum Board	45%			LIFE	* *	5	\$4,400	C
	-		ent, Extent : Light, Floor, 2012	Area Affe	ected : 75%			
Plaster	5%	Now	\$700	LIFE	* *	5	\$200	С
	U	Crumbling, : Boiler R	Extent : Moderate oom	, Area Aj	ffected : 15%			
Ceilings								
AcousTileSusp.Lay-In	50%			2044	* *	5	\$8,000	В
	_		ent, Extent : Light, . Floor, 2012	Area Affe	ected : 100%			
	Other Observation, Extent: Moderate, Area Affected: 25%							
	Location	: Second F	Floor					
	Explanati	ion : Lumi	nous Panels					
Ceramic Tile	10%			LIFE	* *	5	\$1,000	В
Gypsum Board	10%			LIFE	* *	5	\$2,000	В
71	•		ent, Extent : Light, Floor, 2012	Area Affe	ected : 50%			
Plaster	30%			LIFE	* *	5	\$3,000	В

Electrical	Current Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2050	* *	5	\$300	В
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: One 400 Amps Main Di.	sconnect	Switch			
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	В
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location : Outside					
	Explanation: One 13.8 Kva 480hv-20	8/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2050	* *	5	\$300	В
Raceway						
Conduit	50%	2034	* *	1		В
Conduit	50%	2050	* *	1		В

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13435

Electrical	Curren	t Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts			•				•
Panelboards							
Fused Disc Sw	10%		2032	* *	5		В
Molded Case Bkrs	30%		2032	* *	5	\$100	В
Molded Case Bkrs	60%		2046	* *	5	\$200	В
Wiring							
Braided Cloth	20% 2-4	\$2,100	2049	* *	1		В
		xtent : Moderate, Are	a Affecte	ed : 100%			
	Location : Basen	ent					
Thermoplastic	30%		2034	* *	1		В
Thermoplastic	50%		2050	* *	1		В
Motor Controllers							
Locally Mounted	100%		2041	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	В
Lighting							
Interior Lighting							
Fluorescent	50%		2024	\$30,100	10	\$4,900	В
		, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: 1st flo						
	Explanation: T-	12 Lamps					
Fluorescent	50%		2032	* *	10	\$4,900	В
		: Moderate, Area Aff	ected : 10	00%			
	Location: 2nd F	loor					
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$1,300	В
Exit, Service	50%		2032	* *	1		В
Exterior Lighting							
HID	100%		2024	\$4,600	10		В
Alarm							
Fire/Smoke Detection							
Generic	100%		2032	* *	1-3	\$7,200	В

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13435

Mechanical	Current Repair	Future Replac	cement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Furnace	50% Recent Installation, Extent : Light, Are Location : Next To Building	2032 ea Affected : 100%	* *	1	\$2,600	В
	Other Observation, Extent : Light, Are Location : Ceiling Explanation : Gas Furnace Units Se		Only			
Hot Water Boiler	50% Other Observation, Extent: Light, Are Location: Basement Explanation: Hydronic Loop Serves		* *	1	\$2,600	В
Distribution						
Ductwork/Diffusers	50%	LIFE	* *	2-5	\$3,000	В
Hot Wtr Piping/Pump	50%	2032	* *	4	\$400	В
Terminal Devices Convector/Radiator	100%	2029	* *	1	\$3,400	В
Air Conditioning						
Energy Source Electricity	100%	2032	* *	1		В
Conversion Equipment						
Split Unit	50% Recent Installation, Extent : Light, Are	2032 ea Affected : 100%	* *			В
	Location : Ceiling					
Window/Wall Unit	10%	2022	\$2,400	1		В
No Component	40%	2022	Ψ2,100	1		D
Terminal Devices	1070					
Fan Coil - Cool/Heat	100%	2032	* *	1	\$3,400	В
Plumbing	100/0	2032			Ψ2,100	
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2050	* *	4	\$1,100	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	1000		di di			-
Cast Iron	100% Other Observation, Extent: Light, Are Location: Perimeter Of The Buildin, Explanation: Leaders And Gutters		**	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators Hydraulic	100% Other Observation, Extent: Light, Are	LIFE ea Affected : 100%	* *			C
	Location : B-2 Explanation : 1 Unit					

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Asset #: 13435

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Standpipe							
No Component	50%						D
Generic	50%		2044	* *	1-5	\$2,700	В

^{**} 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 30 - GRACE FOUNDATION

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 14,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,049,900	
Interior Architecture		\$61,100
Electrical		\$62,400
Mechanical		\$136,800
Total	\$1,049,900	\$260,300
Priority A	\$1,049,900	
Priority B		\$199,200
Priority C		\$61,100
Total	\$1,049,900	\$260,300

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
Total	\$69,900	\$2,200	\$2,600	\$64,700
Priority A				
Priority B	\$42,600	\$1,700	\$1,800	\$64,700
Priority C	\$27,300	\$500	\$800	
Total	\$69,900	\$2,200	\$2,600	\$64,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset #: 983

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls Masonry: Brick	_	Now Crumbling, : Through	\$835,000 Extent : Moderate out	LIFE , Area A	* * ffected : 25%	5	\$25,500	A
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75% Location : Throughout Spalling, Extent : Severe, Area Affected : 50% Location : Throughout							
	Water Pen		xtent : Moderate, A	rea Affe	cted : 50%			
Windows								
Wood	Location	: Through				5	\$21,200	A
	Location	: Through			-			
	-	ked, Extent : Through	: Moderate, Area . out	Affected	: 50%			
Roof Asphalt Shingle	_	Now Crumbling, : Through	\$86,000 Extent : Moderate out	2039 , Area A	* * ffected : 50%			A
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Worn/Erod	: Through led, Extent : Through	: Moderate, Area	Affected	: 50%			
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 Interior Walls	50%							D
Plaster	_	Now Crumbling, : Basemen	\$27,300 Extent : Severe, A	LIFE rea Affec	* * cted : 50%	5	\$1,900	С
	_	iscoloring, : Basemen	, Extent : Severe, A nt	rea Affeo	cted : 50%			
		etration, E : Basemen	xtent : Moderate, A nt	rea Affe	cted : 25%			
Under Construction	50%							D

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset #: 983

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		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	В
	Cracking/Crumbling, Extent: Severe, Area Affected: 35%							
	Location :	Basemen	t, Police Office Ba	throom				
	Staining/Di	scoloring,	Extent : Severe, A	rea Affec	cted : 50%			
	Location :	Basemen	t					
	Water Pene	tration. Ex	xtent : Moderate, A	rea Affe	cted : 10%			
			ffice Bathroom					
Under Construction	50%							D

Electrical		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$400	В
	Other Observation, Extent: Moderate, Area Affected: 100%							
		n : Basemer						
	Explana	tion : One	400 Amps Main Dis	sconnect	Switch			
Switchgear / Switchboard								
Fused Knife Sw	10%		\$6,900	2054	* *	5		В
			tent : Moderate, Ai	rea Affec	eted : 100%			
	Location	n : Basemer	ıt					
Molded Case Bkrs	90%			2024	\$62,400	5	\$300	В
Raceway								
Conduit	55%			2024	\$12,200	1		В
Under Construction	45%							D
Panelboards								
Fused Disc Sw	5%			2023	\$1,300	5		В
Molded Case Bkrs	50%			2023	\$13,100	5	\$200	В
Under Construction	45%							D
Wiring								
Thermoplastic	55%			2024	\$15,500	1		В
Under Construction	45%							D
Motor Controllers								
Locally Mounted	100%			2022	\$9,300	5	\$100	В
Ground								
Grounding Devices	400				de de	_		_
Generic	100%			LIFE	* *	5	\$200	В
Lighting								
Interior Lighting	<i>5.50</i> /			2010	Ф22 400	10	Φ	ъ
Fluorescent	55%			2019	\$33,400	10	\$6,400	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
		_	_					
W 1 G		tion : T-12	Lamps					
Under Construction	45%							D

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset #: 983

Electrical		Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	30%			2019	\$1,500	10	\$900	В
Exit, Service	30%			2019	\$600	1		В
Under Construction	40%							D
Exterior Lighting								
HID	100%			2019	\$5,700	10		В

Mechanical	Current Repair		e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Heating		•							
Energy Source									
Natural Gas	100%	2034	* *	1		В			
Conversion Equipment									
Steam Boiler	100%	2037	* *	1	\$12,500	В			
Distribution									
Steam Piping/Pump	100%	2024	\$95,800	4	\$900	В			
	On Extended Life, Extent : Moderate	, Area Affec	ted : 100%						
	Location: Steam And Condensate	Return Pipin	ig Are Beyond Use	ful Life (Cycle Limit				
Terminal Devices									
Convector/Radiator	100%	2029	* *	1	\$4,100	В			
Air Conditioning									
Energy Source									
Electricity	100%	2040	* *	1		В			
Conversion Equipment									
Window/Wall Unit	50%	2019	\$14,100	1		В			
No Component	50%					D			
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%	2022	\$41,000	1		В			
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location: Domestic Hot And Cold	Water Pipir	ig Are Beyond Use	ful Life (Cycle Limit				
Water Heater									
Gas Fired	100%	2022	\$3,200	2	\$200	В			
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1		В			
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location: Sanitary Piping Is Beyon	nd Useful Li	fe Cycle Limit						
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1		В			
-	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Around The Perimeter Of Building Roof								
	Explanation: Leaders And Gutters To Cast Iron Piping Below Grade								
Fixtures	-		<u> </u>						
Generic	100%					В			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

EVENO	EV 0046	EV 0047	EV 0040	EV 0040
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,300			\$700
Interior Architecture				
Electrical				\$100
Mechanical	\$2,000	\$300	\$300	\$300
Total	\$4,300	\$300	\$300	\$1,000
Priority A	\$2,300			\$700
Priority B	\$2,000	\$300	\$300	\$300
Priority C				
Total	\$4 300	\$300	\$300	\$1,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Architecture	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	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
	Cracking/Crumb	ling, Extent : Moderat	e, Area Aj	ffected : 15%			
	Location: Build	ling Base					
	Spalling, Extent:	Moderate, Area Affec	ted : 15%	ó			
	Location : Build	ling Base					
Masonry: Brick	85%		LIFE	* *	5	\$3,200	A
Window Wall	10%		2044	* *	5	\$1,400	A
Roof							
Built-Up (BUR)	100%		2024	\$20,700	10	\$4,200	A
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$6,900	C
Interior Walls							
Cast in Place Concrete	35%		LIFE	* *			C
Concrete Masonry Unit	65%		LIFE	* *	5	\$500	C
Ceilings	_		•				•
Exposed Concrete	90%		LIFE	* *	5	\$300	В
Exposed Struc: Steel	10%		LIFE	* *			В

ectrical	Current Rep	air Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2054	* *	5	\$100	В
	Other Observation, Exten	ıt : Moderate, Area Affec	eted : 100%			
	Location: Mechanical	Room				
	Explanation: One 200	Amps Main Disconnect S	Switch			
Transformers						
Liquid Filled	100%	2029	* *	5		В
	Other Observation, Exten	it : Moderate, Area Affec	cted : 100%			
	Location: Outside					
	Explanation: One 13.8	Kva 480hv-208/120lv				
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	5%	2032	* *	5		В
Molded Case Bkrs	65%	2049	* *	5		В
Molded Case Bkrs	30%	2032	* *	5		В
Wiring						
Thermoplastic	35%	2034	* *	1		В
Thermoplastic	65%	2054	* *	1		В
Motor Controllers						
Locally Mounted	70%	2022	\$1,500	5		В
Motor Control Center	30%	2041	**	5		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Electrical	Current Repair	Future Repl	acement	M		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		В
Lighting						
Interior Lighting						
Fluorescent	80%	2034	* *	10	\$1,500	В
	T-8 Lamps, Extent : Moderate, A	rea Affected : 100%				
	Location: Throughout					
HID	20%	2034	* *	10		В
Egress Lighting						
Emergency, Service	80%	2024	\$300	1		В
Exit, Service	20%	2024	\$100	1		В
Exterior Lighting						
HID	100%	2024	\$900	10		В

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		В
	Other Obse	ervation, E.	xtent : Light, Area	Affected	! : 100%			
	Location	: Undergre	ound Vault					
	Explanati	ion : (2) 25	,000 Gallon Tanks	5				
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$2,100	В
	Other Obse	ervation, E.	xtent : Light, Area	Affected	! : 100%			
	Location	: Power Pl	lant					
	Explanati	ion : 3 Uni	ts					
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$100	В
Terminal Devices								
Fan Coil Unit/Heat	100%	0-2	\$1,700	2024	\$34,000	1	\$600	В
	Malfunctioning, Extent: Moderate, Area Affected: 35%							
	Location	: Boiler Ro	oom, 2 Of 6 Defect	ive Unit	Heaters			
Ventilation								
Exhaust Fans								
Wall Unit	100%			2024	\$3,400	2	\$100	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures	_	•	•		•	•	
Generic	100%						В

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

Area Sq Ft : 21,700 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,2,3,4

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$483,100	\$73,900
Interior Architecture	\$427,200	
Electrical	\$106,800	\$243,800
Mechanical		\$355,100
Total	\$1,017,100	\$672,800
Priority A	\$483,100	\$73,900
Priority B	\$287,300	\$598,900
Priority C	\$246,700	
Total	\$1,017,100	\$672,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
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
Total	\$19,400	\$10,800	\$3,900	\$73,000
Priority A	\$16,800			\$11,600
Priority B	\$2,500	\$5,300	\$2,500	\$61,400
Priority C		\$5,400	\$1,500	
Total	\$19,400	\$10.800	\$3,900	\$73,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset #: 978

Architecture		Current Re	epair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls	0.50		447 < 7 00	2020	de de	_	427. 100	
Stucco Cement	95%	Now	\$176,500	2029	**	5	\$35,100	Α
	_	_	Extent : Moderate ade, North Facac		ectea : 5%			
			aae, Norm Facac Extent : Moderate		factad · 20%			
		: Throughor		, 11100 1199	ecieu . 20/0			
Wood	<u>5%</u>	Now	\$16,800	2029	* *	5	\$3,700	A
wood			\$10,800 nts, Extent : Mod			3	\$5,700	А
		: Dormers	ms, Emem . mou	., ., ., ., ., .,	arijjeetea : 1070			
			xtent : Moderate,	Area Affe	ected : 25%			
		: Dormers	,					
Windows								
Aluminum	10%			2040	* *	5	\$900	A
Wood	90%	Now	\$236,000	2049	* *	5	\$38,800	A
			xtent : Moderate,	Area Affe	ected : 50%			
		: Throughor						
			Extent : Moderate	, Area Af	fected : 50%			
		: Throughor						
	-		Moderate, Area	Affected :	50%			
Danagata	Location	: Throughor	ит					
Parapets Copper/Terne	100%			2044	* *	5	\$17,900	A
Roof	10070			2011			ψ17,500	7.1
Clay Tile	90%	Now	\$70,600	2044	* *			Α
•	Broken/Mi	Broken/Missing Elements, Extent: Moderate, Area Affected: 10%						
	Location	: Throughor	ut					
	Cracking/C	Crumbling, 1	Extent : Moderate	, Area Afj	fected : 15%			
	Location	: Throughor	ut					
Copper/Terne	5%			2039	* *	10	\$2,700	A
Skylight, Metal/Glass	5%			2034	* *	10	\$3,600	A
terior								
Floors								
Carpet	20%			2020	\$82,600	3	\$8,900	C
	5%			LIFE	* *	5	\$3,300	C
Cast in Place Concrete	10%			2033	* *	5	\$3,000	C
Ceramic Tile					* *	· 7	$0 \le 0.00$	C
Ceramic Tile Vinyl Tile	45%	N	6160 100	2029		3	\$5,000	C
Ceramic Tile	45% 20%	Now	\$128,100	2052	* *	5	\$5,600 \$5,600	C
Ceramic Tile Vinyl Tile	45% 20% Deteriorate	ed Finish, E	xtent : Severe, Ar	2052	* *			
Ceramic Tile Vinyl Tile	45% 20% Deteriorate Location	ed Finish, E : Third Floo	xtent : Severe, Ar	2052 ea Affecte	* * ed : 50%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset #: 978

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Interior Walls									
Ceramic Tile	5%			2027	* *	5	\$1,500	C	
Gypsum Board	15%			LIFE	* *	5	\$2,700	C	
Plaster	75%	Now	\$118,700	LIFE	* *	5	\$6,800	C	
	Location Water Pen	: Third Fl	xtent : Severe, Ared						
Wood	5%			LIFE	* *	5	\$6,100	С	
Ceilings									
AcousTileSusp.Lay-In	15%			2037	* *	5	\$4,500	В	
Plaster	85%	Now	\$180,500	LIFE	* *	5	\$15,800	В	
	Location Water Pen	: Third Fl	xtent : Moderate, A						

Electrical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2044	* *	5	\$600	В
	Other Observation, Extent : Mode	rate, Area Affected : 10	00%			
	Location: Electrical Room					
	Explanation : One 800 Amps Ma	ain Disconnect Switch				
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	В
	Other Observation, Extent: Mode	rate, Area Affected : 10	00%			
	Location : Outside					
	Explanation: One 13.8 Kva 480	hv-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2044	* *	5	\$600	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	5%	2032	* *	5		В
Molded Case Bkrs	95%	2032	* *	5	\$500	В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2029	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В

Lighting

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset #: 978

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	95%	2019	\$106,800	10	\$17,400	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Buildi	ng					
	Explanation: T-12 Lamps						
Incandescent	5%	2019	\$5,600	2		В	
Egress Lighting							
Emergency, Battery	50%	2019	\$3,900	10	\$2,400	В	
Exit, Service	50%	2019	\$1,600	1		В	
Exterior Lighting							
HID	100%	2019	\$8,600	10	\$100	В	
Alarm							
Fire/Smoke Detection							
Generic	100%	2024	\$243,800	1-3	\$13,400	В	

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		В
			Extent : Light, Area	Affected	: 100%			
	Location	n : Bldg 15						
	Explana	tion : From	ı New Power Plant					
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2027	* *	5	\$1,200	В
Steam								
Distribution								
Steam Piping/Pump	100%			2024	\$150,900	4	\$1,500	В
		·	tent : Moderate, A					
	Location	n : Steam P	iping Is Beyond Us	eful Life	Cycle Limit			
Terminal Devices								
Convector/Radiator	100%			2022	\$204,200	1	\$6,400	В
			tent : Moderate, A					
	Location	n : The Stea	m Radiators Are B	eyond Th	eir Useful Life Cy	cle Limit		
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Window/Wall Unit	40%			2019	\$17,800	1		В
No Component	60%							D
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		В
	On Extend	ded Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location Life Cyc		nestic Hot And Colo	d Water I	Distribution Piping	Are Bey	ond Their Useful	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Mechanical	Current Repa	ir Future	Replacement	Mai	ntenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
	On Extended Life, Extent .	: Moderate, Area Affect	ed : 100%			
	Location : Sanitary Pipi	ng Is Beyond Useful Lif	e Cycle Limit			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
	On Extended Life, Extent .	: Moderate, Area Affect	ed : 100%			
	Location: Storm Piping	Is Beyond Useful Life (Cycle Limit			
	Other Observation, Extend	t : Light, Area Affected	: 100%			
	Location : Perimeter Of	The Building Down To	Cast Iron Piping	Below Gro	ade.	
	Explanation: Copper Le	eaders And Gutters				
Fixtures						
Generic	100%					В
Fire Suppression						
Standpipe						
No Component	50%					D
Generic	50%	2044	* *	1-5	\$5,000	В

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

Total

Block : 955 Lot : 1 BIN : 5113197

CAPITAL Total Priority

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture Interior Architecture Electrical		\$1,600		
Total		\$1,600		
Priority A Priority B Priority C		\$1,600		
Total		\$1,600		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION

Architecture	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
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 Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	3		В
	Other Observation, Extent: Mod	derate, Area Affected :	100%			
	Location : Outside					
	Explanation: Two 1200 Amps					
Transformers						
Liquid Filled	100%	2029	* *	3		В
	Other Observation, Extent: Mod	derate, Area Affected :	100%			
	Location: Outside					
	Explanation: Thirteen 15.5 Kv	va 480hv-208/120lv				
Feeders						
Not Accessible	100%					D
Raceway						
Not Accessible	100%					D
Jnder 600 Volts						
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2032	* *	5		В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$2,700	10	\$400	В
	Other Observation, Extent : Mod	derate, Area Affected :			,	
	Location : Throughout The She					
	Explanation: T-12 Lamps					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

Total	\$16,400	\$4,200	\$2,100	\$12,000
Priority C		\$1,000	\$300	
Priority B	\$1,400	\$3,200	\$1,900	\$1,500
Priority A	\$15,000			\$10,500
Total	\$16,400	\$4,200	\$2,100	\$12,000
Mechanical	\$800	\$800	\$1,300	\$800
Electrical	\$600	\$800	\$600	\$700
Interior Architecture		\$2,600	\$300	
Exterior Architecture	\$15,000			\$10,500
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•		•				•
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, E		Area Affe	cted : 100%			
	Location: Through						
	Explanation: Stain	ea Glass	20.40	ale ale		ΦΦ 000	
Aluminum	30%	. F I' I.	2049	**	5	\$2,000	A
	Recent Replace Evid	_	Area Affe	ectea : 100%			
D C	Location : Greenho	ouse, 2012					
Roof	40%		2044	* *	10	\$9,400	٨
Clay Tile	40% Recent Repair Evider	nt Extent : Light A			10	\$9,400	A
	Location : Through	_	леи Аујес	.iea . 5070			
Connan/Tomo	5%	2011	2052	* *	10	\$2,000	A
Copper/Terne Modified Bitumen	50%		2052 2034	* *	10 10	\$3,000 \$11,800	A A
Modified Bituilien	Recent Replace Evid	ent Extent : Light			10	\$11,000	A
	Location: Through		irea rijje	.c.cu . 10070			
Sloped Glazing	5% Now	\$15,000	LIFE	* *	5	\$15,700	A
	Water Penetration, E	Extent : Light, Area	Affected	: 15%			
	Location : Over Ch	apel					
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 Evid	ent, Extent : Light,	Area Affe	ected : 50%			
	Location : Corrido	r, 2012					
Interior Walls							
Folding Partition	5%		2040	* *	5	\$1,100	C
Masonry: Brick	95%		LIFE	* *			С
Ceilings							
AcousTileSusp.Lay-In	25%		2037	* *	5	\$3,100	В
Exposed Struc: Wood	60%		LIFE	* *			В
Gypsum Board	15%		LIFE	* *	5	\$2,400	В
	Recent Repair Evider	_	rea Affec	cted : 100%			
	Location : Corrido	r, 2012					

Electrical	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Switchgear / Switchboard							
Molded Case Bkrs	100%		2034	* *	5	\$200	В

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset #: 64

Electrical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2032	* *	5	\$200	В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2029	* *	5	\$100	В
Lighting						
Interior Lighting						
Fluorescent	40%	2024	\$17,100	10	\$2,800	В
	T-5 Lamps, Extent: Moderate, . Location: Throughout	Area Affected : 100%				
Fluorescent	10%	2032	* *	10	\$700	В
	T-8 Lamps, Extent : Moderate, Location : Greenhouse	Area Affected : 100%				
Incandescent	50%	2024	\$21,400	2	\$100	В
Egress Lighting						
Emergency, Service	50%	2024	\$600	1		В
Exit, Service	50%	2024	\$600	1		В
Exterior Lighting						
HID	100%	2024	\$3,000	10		В
Alarm						
Security System						
No Component	50%					D
Generic	50%	2032	* *	1	\$1,400	В
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$4,700	В

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
HTHW/HW	100%	2034	* *	1		В
	Other Observation, Extent : Light, A	rea Affected : 10	00%			
	Location : Hallway					
	Explanation : Hot Water Piping Fr	om Robitzek Bu	ilding			
Terminal Devices						
Air Handler	90%	2024	\$33,400	1	\$3,500	В
Convector/Radiator	10%	2029	* *	1	\$200	В

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Mechanical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning						
Energy Source						_
District C.W.	100%	2034	**	1		В
	Other Observation, Extent	: Light, Area Affectea	l : 100%			
	Location: Robitzek Bldg	F 14 : G! !!!				
	Explanation : Chilled Wa	ter From Main Chille	ers			
Conversion Equipment	250/	2020	* *	2	¢100	D
Heat Pump	35%	2028		2	\$100	В
	Other Observation, Extent . Location : Adjacent To Bi		1:33%			
		_	m Hausa Dantian O	The D.	:1.1:	
N. G	Explanation : The Heat P	umps serve The Gree	en House Portion O	ј тпе ви	uaing	
No Component	65%					D
Terminal Devices	1000/	2024	ф10 2 00		Φ2.000	D
Air Handler/Cool/Ht	100%	2024	\$10,200	1	\$3,900	В
Ventilation						
Distribution Ductwork/Diffusers	1000/	LIEE	* *	2.5	¢2.500	D
	100%	LIFE	-11-	2-5	\$3,500	В
Exhaust Fans Interior	100%	2029	* *	2	\$200	В
	100%	2029			\$200	<u>D</u>
Plumbing H/C Water Piping						
Galv Iron/Steel	100%	2037	* *	1		В
Water Heater	10070	2031		1		
Electric	100%	2023	\$1,100	4		В
Sanitary Piping	100/0	2023	ψ1,100			
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	100/0	LITE		1		
Cast Iron	100%	LIFE	* *	1		В
Fixtures	100/0	LITE		1		ע
Generic	100%					В
Generic	100/0					

^{**} 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 : WOODHULL MEDICAL CENTER AUDITORIUM

Address : 760 BROADWAY @ FLUSHING AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 24,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Jan-2009 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$499,500
Mechanical		\$390,800
Total		\$890,300
Priority B		\$390,800
Priority C		\$499,500
Total		\$890,300

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
Total	\$44,300	\$19,800	\$4,300	\$144,300
Priority A	\$28,900	\$17,600		
Priority B	\$7,400	\$2,200	\$4,300	\$2,200
Priority C	\$8,000			\$142,100
Total	\$44,300	\$19,800	\$4,300	\$144,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1002

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$7,800	Α
Weathering Steel	80%			LIFE	* *	1		A
Windows								
Aluminum	100%			2036	* *	5	\$6,600	A
Parapets								
Masonry: Brick	10%			LIFE	* *	5	\$100	Α
Weathering Steel	90%			LIFE	* *	1		A
Roof								
Metal Panel	35%			2037	* *	10	\$17,600	Α
Single Ply Membrane	60%		\$5,500	2028	* *			Α
	Location Water Pen	n : At Pitch netration, E	xtent : Moderate, A	rea Affe				
GL 11 1 - M - 1/GL			ditorium At Pitch F		* *			
Skylight, Metal/Glass			\$20,100 Extent : Moderate, A Towers	2040 Area Affe				A
nterior								
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	В
			xtent : Light, Area	Affected	: 10%			
	Location	n : Auditori	ит					
Plaster	25%		<u> </u>	LIFE	* *	5	\$4,800	В

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts			•				
Raceway							
Conduit	100%		2030	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2028	* *	5	\$600	В
Wiring							
Thermoplastic	100%		2030	* *	1		В

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1002

Electrical	Cu	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , ,	l Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	30%		2020	\$11,800	10	\$5,600	В
Incandescent	70%		2020	\$27,600	2	\$300	В
Egress Lighting							
Exit, Service	100%		2025	\$2,900	1		В

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	40%	2028	* *	4	\$600	В
	Other Observation, Extent : Light, Ar		: 100%			
	Location : Adjacent To Auditorium					
	Explanation : From Main Bldg					
Steam Piping/Pump	60%	2030	* *	4	\$600	В
	Other Observation, Extent : Light, An		: 100%			
	Location : Adjacent To Auditorium					
	Explanation : From Main Bldg					
Terminal Devices						_
Air Handler	60%	2020	\$65,300	1	\$7,600	В
Fan Coil Unit/Heat	40%	2020	\$121,000	1	\$2,600	В
Air Conditioning						
Distribution	100-1	• 0.40			*4 *00	_
Chilled Wtr Pipe/Pump	100%	2040	**	4	\$1,500	В
	Other Observation, Extent: Light, An		: 100%			
	Location: Adjacent To Auditorium					
T 1D .	Explanation: From Main Bldg					
Terminal Devices	C00/	2020	Φ <i>E</i> 1.500	1	¢7.600	D
Air Handler/Cool/Ht	60%	2020	\$51,500	1	\$7,600	B B
Fan Coil - Cool/Heat	40%	2020	\$153,000	1	\$2,600	В
Ventilation						
Distribution Ductwork/Diffusers	1000/	LIFE	* *	2.5	¢11.400	D
	100%	LIFE	-11-	2-5	\$11,400	В
Exhaust Fans Interior	100%	2025	\$22,300	2	\$600	В
	100%	2023	\$22,300		\$600	D
Plumbing H/C Water Piping						
Galv Iron/Steel	100%	2033	* *	1		В
	100%	2033		1		ъ
Sanitary Piping Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	100/0	LITE		1		ע
Cast Iron	100%	LIFE	* *	1		В
Fixtures	100/0	LIIE		1		ע
Generic	100%					В
Generic	100/0					ע

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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
Total	\$29,835,500	\$57,676,300
Priority A	\$16,430,400	\$1,044,800
Priority B	\$9,342,800	\$45,436,500
Priority C	\$4,062,200	\$11,195,000
Total	\$29,835,500	\$57,676,300

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
Total	\$1,006,800	\$806,500	\$1,024,700	\$920,700
Priority A	\$60,800			\$33,100
Priority B	\$946,000	\$806,500	\$1,024,700	\$752,100
Priority C				\$135,400
Total	\$1,006,800	\$806,500	\$1,024,700	\$920,700



 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior	'					•		•	
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								
	Explana Caulkin		ing From Corrosio	n Is Clou	ıding Adjacent Glo	iss And L	Deteriorating		
Window Wall	20%	Now	\$121,400	2041	* *	5	\$95,400	A	
, , , , , , , , , , , , , , , , , , ,	Glazing C	Clouded, Ex	tent : Severe, Area	Affected	: 70%				
	Location	n : Through	out						
	_	Deteriorate n : Clearsto	ed, Extent : Modera ries	te, Area	Affected : 50%				
Windows									
Aluminum	-	Inefficient	\$15,343,000 , Extent : Severe, A yout Building.	2046 rea Affed	* * cted : 100%	5	\$184,500	A	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Throughout								
	Water Per	_	Extent : Moderate, A	Area Affe	ected : 10%				
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		Α	
Č	Other Ob.	servation, E	Extent : Severe, Are	a Affecte	ed : 50%				
	Location	n : Lower W	Ving At West Side						
	Explana	tion : Soft J	oints Are Deterior	ated					
Under Construction	10%							D	
2	Other Ob.	servation, E	Extent : Light, Area	00	!: 0%			_	
			· Machine Room To	wers.					
	Explana	tion : Cons	truction Located						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Architecture	Current 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	2. 				de de			
Cast in Place Concrete IRMA/Protected Membrane	25% 30%	Now	\$260,400	LIFE 2026	* *			A A
	Location	: 10th Flo	Extent : Light, Area or Roof. Drains Leaking.	Affected	: 2%			
Single Ply Membrane			Extent : Moderate urth Floor Terrace	_	* * ffected : 100%	10	\$68,600	A
Sloped Glazing		Now louded, Ex	\$637,100 tent : Severe, Area out	LIFE Affected	**	5	\$365,700	A
	Location Water Pen	: Through etration, E	d, Extent : Severe, out xtent : Moderate, A ird Floor, Spiral St	rea Affe				
Under Construction	10% Other Obs Location	ervation, E : Machine	Extent : Light, Area Room Towers. ttor Machine Room	Affected		ı.		D
Interior				<u> </u>				
Floors								
Cast in Place Concrete		-	\$344,000 , Extent : Severe, A Floor Garage	LIFE rea Affed	* * cted : 25%	5	\$729,100	С
Ceramic Tile	5%			2030	* *	5	\$83,300	С
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, Ex	tent : Moderate, Ai	rea Affec	ted : 75%			
			Spaces Around Per djacent Windows.	imeter O	f Various Floors B	Based On	Air And Moisture	
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$106,200	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$85,000	C
Gypsum Board	65%		16.	LIFE	**	5	\$828,700	C
			xtent : Moderate, A oor Near Recovery		cted : 5%			
		: Inira Fl	oor near Kecovery		.a •			
Masonry: Brick	5%			LIFE	* *	_	\$07.600	C
Plaster	15%			LIFE	* *	5	\$95,600	С

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	30%			2026	* *	5	\$500,000	В
Exposed Struc: Steel	5%			LIFE	* *			В
Exposed Struc: Steel	10%	Now	\$696,600	LIFE	* *			В
_	Corrosion	Rusting, E	xtent : Severe, Area	a Affecte	d : 5%			
		: Corruga e Generato	ted Metal Decking or Room.	Rusted T	Through Under Am	bulance l	Ramp, Visible	
Gypsum Board	30%			LIFE	* *	5	\$624,900	В
Metal Panel	10%	Now	\$55,200	LIFE	* *	5	\$208,300	В
	Water Penetration, Extent: Light, Area Affected: 60%							
	Location	: Northeas	st Corner Of 4th Fl	oor Park	king Garage.			
Plaster	15%			LIFE	* *	5	\$156,200	В

ectrical	Current Repair	Futur	e Replacement	M						
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
der 600 Volts										
Service Equipment										
Fused Disc Sw	60%	2021	\$103,900	5	\$2,700	В				
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%							
	Location: Electrical Room									
	Explanation: Four 2500 Amp.									
Fused Disc Sw	40%	2041	* *	5	\$1,800	В				
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Electrical Room									
	Explanation: Three 5000 Amp.									
Transformers										
Dry Type	80%	2026	* *	5	\$3,100	В				
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%							
	Location : Each Floor									
	Explanation : Three 300 Kva									
	•									
Dry Type	20%	2026	* *	5	\$800	В				
	Other Observation, Extent : Light, Area Affected : 20%									
	Location : Electrical Room									
	Explanation: One 112.5 Kva.									
	One 45 Kva For Fire Alarm.									
Switchgear / Switchboard	6007	2021	ale ale	~	Φ2.700	ъ				
Fused Disc Sw	60%	2031	* *	5	\$2,700	В				
Fused Disc Sw	40%	2041	* *	5	\$1,800	В				
Raceway	0.00		de de			_				
Conduit	90%	2031	* *	1		В				
Conduit	10%	2041	* *	1		В				
Panelboards										
Fused Disc Sw	15%	2037	* *	5	\$3,600	В				
Fused Disc Sw	5%	2037	* *	5	\$1,200	В				
Molded Case Bkrs	80%	2020	\$701,400	5	\$22,300	В				

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Electrical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	90%			2031	* *	1		В
Thermoplastic	10%			2041	* *	1		В
Motor Controllers								
Locally Mounted	20%			2019	\$325,800	5	\$1,400	В
Locally Mounted	10%			2034	* *	5	\$700	В
Motor Control Center	70%			2019	\$1,140,200	5	\$20,200	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$15,500	В
			Extent : Light, Area	Affected	! : 100%			
		_	Ave. Water Main					
a 	Explana	tion : Main	Water Pipe					
Stand-by Power								
Transfer Switches	000/			2010	¢10.400	1	¢202.000	D
Automatic	90% 10%			2019 2034	\$10,400 * *	1 1	\$293,000	В
Automatic	10%			2034		1	\$32,600	В
Generators Diesel	100%			2017	\$78,000	1	\$409,700	В
Diesei	Other Obs Location	servation, E a : Generate tion : Two				1	ψ+02,700	Б
Batteries	Ехрини	non . 1 wo	1300 NW.					
Lead/Acid	100%			2016	\$700	5	\$39,200	В
Fuel Storage	10070			2010	Ψ700		Ψ37,200	ь
Day Tank	50%			2029	* *	5	\$103,300	В
,	Other Obs Location	: Generate	Extent : Light, Area or Room 275 Gallons		! : 50%		, , , , , , , ,	_
Main Tank	50%			2036	* *	5	\$16,400	В
Tami Tami	50% 2036 ** 5 \$16,400 B Other Observation, Extent: Light, Area Affected: 50% Location: Underground Explanation: 15000 Gallons							
Lighting	2.ipiana							
Interior Lighting								
Fluorescent	93%			2021	\$5,346,100	10	\$949,700	В
		ervation, E	Extent : Moderate, A			-	,	
	Location	: Through	out The Building					
		_	ly T-8 And T-5					
HID	7%			2021	\$283,100	10	\$2,500	В
Egress Lighting	. 70				, , ,		+-,- 30	-
Exit, Service	100%			2026	* *	1		В
Exterior Lighting HID	100%			2031	* *	10	\$3,200	В
T : 1								

Lightning Protection

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Current Repair		re Replacement	M					
% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
			_		_			
			5	\$2,900	В			
Other Observation, Extent : Moderat	te, Area Affe	ected : 100%						
Location : Roof								
Explanation: Copper And Steel Missing Rods (Tower #3 and on top	o of staircas	e 6 A)						
100%	2021	\$3,176,200	1	\$395,100	В			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
-								
•								
100%	2021	\$10,873,300	1-3	\$652,000	В			
_	55							
-								
	% of Fail Date Estimated Control (Years) 100% Other Observation, Extent: Moderal Location: Roof Explanation: Copper And Steel Missing Rods (Tower #3 and on top) 100% Other Observation, Extent: Light, A Location: Throughout Explanation: Fixed Cameras.	% of Fail Date Estimated Cost Total (Years) 100% 2024 Other Observation, Extent: Moderate, Area Affected Missing Rods (Tower #3 and on top of staircas) 100% 2021 Other Observation, Extent: Light, Area Affected Location: Throughout Explanation: Fixed Cameras. 100% 2021 Other Observation, Extent: Light, Area Affected Location: Throughout Explanation: Fixed Cameras.	% of Total (Years) 100% 2024 \$23,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Roof Explanation: Copper And Steel Missing Rods (Tower #3 and on top of staircase 6 A) 100% 2021 \$3,176,200 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Fixed Cameras. 2021 \$10,873,300 Other Observation, Extent: Light, Area Affected: 75% Location: Throughout	% of Total Fail Date Estimated Cost (Years) 100% 2024 \$23,500 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Roof Explanation: Copper And Steel Missing Rods (Tower #3 and on top of staircase 6 A) 100% 2021 \$3,176,200 1 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Fixed Cameras. 2021 \$10,873,300 1-3 Other Observation, Extent: Light, Area Affected: 75% Location: Throughout	Work Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost Total (Years) FY Estimated Cost Cycle (Yrs) Estimated Cost (Yrs) 100% 2024 \$23,500 5 \$2,900 Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Copper And Steel Missing Rods (Tower #3 and on top of staircase 6 A) 100% 2021 \$3,176,200 1 \$395,100 Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Fixed Cameras. 100% 2021 \$10,873,300 1-3 \$652,000 Other Observation, Extent : Light, Area Affected : 75% Location : Throughout			

Mechanical	C	Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	, , , , , , , , ,	ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2-4	\$454,200	2041	* *	1		В
	Other Obser	vation, E.	xtent : Moderate, A	Area Affe	ected : 100%			
	Location:	Boiler Ro	oom					
	Explanation Extended L		00 Gallon Capacit	y Of #6 I	n Underground To	inks / Tar	aks Are On	
Conversion Equipment		_						
Heat Exchanger	20%			2030	* *	1	\$110,100	В
Steam Boiler	80%			2026	* *	1	\$882,100	В
	Other Obser	vation, E.	xtent : Light, Area	Affected	: 100%			
	Location:	Boiler Ro	oom					
	Explanatio	n : 3 Uni	ts					

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Distribution	500/ 0.0	Φ <i>55</i> 500	2020	* *	4	¢27.400	D	
Hot Wtr Piping/Pump	50% 0-2 Corroded, Extent : M	\$55,500	2029		4	\$27,400	В	
	Location : Mechani		ciea . 10	/0				
	Insul. Deteriorating,		Area Afi	fected : 20%				
	Location : Mechani							
Steam Piping/Pump	50% 0-2	\$77,100	2031	* *	4	\$27,400	В	
	Corroded, Extent: Se	evere, Area Affected	d: 20%					
	Location : Valves, I							
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Mechanical Spaces							
	Steam Traps Faulty,	Extent : Light, Ared	a Affected	d: 2%				
	Location : Various							
Terminal Devices							_	
Air Handler	50%		2016	\$2,978,600	1	\$344,300	В	
Convector/Radiator	20%		2026	**	1	\$71,900	В	
Fan Coil Unit/Heat	30%		2021	\$4,962,900	1	\$107,900	В	
Air Conditioning								
Energy Source	80%		2037	* *	1		D	
Electricity Steam/HW System	20%		2037	* *	1 1		B B	
Conversion Equipment	2070		2031		1		ъ	
Absorption	20%		2017	\$728,500	1	\$241,000	В	
Chiller/Steam/HW	2070		2017	Ψ, 20,200	•	Ψ211,000	D	
	Other Observation, E	Extent : Light, Area	Affected	: 100%				
	Location : Boiler R	oom						
	Explanation: On E	xtended Life / 2 Un	its					
Centrifugal, Elec Chiller	75%		2030	* *	1	\$903,700	В	
-	R-134a Refrigerant,	Extent : Light, Area	ı Affected	d: 100%				
	Location : Chiller I	Plant 4 Units						
Ext Pkg Unit - Cooling	5%		2021	\$255,000	2	\$3,400	В	
	Other Observation, E	Extent : Light, Area	Affected	: 100%				
	Location: Various							
	Explanation : Split	Units						
Distribution								
Chilled Wtr Pipe/Pump	100% 0-2	\$540,000	2031	* *	4	\$54,900	В	
	Corroded, Extent : La	ight, Area Affected	: 10%					
	Location : Various							
Terminal Devices	50 0/		2021	\$2.246.500	1	6244 200	D	
Air Handler/Cool/Ht	50%		2021	\$2,346,500	1	\$344,300	В	
Fan Coil - Cool/Heat	50%		2021	\$10,457,400	1	\$179,800	В	
Heat Rejection Remote Air Cond	50/		2021	\$220,000	2	\$20 000	D	
Water Cool Tower	5% 95%		2021	\$330,000 \$3,012,800	2 2	\$38,800 \$1,064,500	B B	
Ventilation Valer Cool Tower	9J70		2022	ψ5,012,000		φ1,004,300	ם	
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$620,900	В	
	vates are in current della					Ψ020,700		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Mechanical	echanical Current Repair		ent N	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated (FY	Cost Cycle (Yrs)	Estimated Cost	Priority Code			
Ventilation								
Exhaust Fans	400-1			*** • • • •	_			
Interior	100% Now \$122,10 Obsolete Equipment, Extent: Severe Location: Vibration Eliminators		300 2	\$27,300	В			
Plumbing								
H/C Water Piping								
Brass/Copper	100% Now \$66,00 Leak Evident, Extent : Light, Area A Location : Various		** 1		В			
Water Heater								
Electric	1%	2019 \$1,	700 4	\$100	В			
	Other Observation, Extent : Light, A	Area Affected : 10%						
	Location: Mechanical Room							
	Explanation: 1 85 Gallon / 1 50 C	Gallon						
No Component	99%				D			
HW Heat Exchanger								
Low Temp	100%	2041	** 4	\$165,100	В			
-	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Mechanical Room							
	Explanation: Instantanious / No S	Storage						
Sanitary Piping								
Cast Iron	100% Now \$48,00		* * 1		В			
	Leak Evident, Extent : Light, Area A	ffected : 10%						
	Location : Various							
Storm Drain Piping								
Cast Iron	100% 0-2 \$308,50		* * 1		В			
	Corroded, Extent : Moderate, Area	Affected : 20%						
	Location : Parking Garage							
Sump Pump(s)								
Rigid Piping	100%	2026	** 4	\$1,600	В			
Sewage Ejector(s)					_			
Electric	100%	2021 \$11,	,000 4	\$2,500	В			
Backflow Preventer					_			
Generic	100%	2021 \$107,	,100 1	\$68,200	В			
Fixtures	1000				-			
Generic	100%				В			
Vertical Transport								
Elevators	000/	TIPE	* *		C			
Geared Traction	90% Other Observation, Extent : Light, A	LIFE	* *		С			
	Location : (9) 1-10 (4) 1-14	ией Ајјестей . 100%						
		amia Anditanina)						
77 1 1	Explanation: 13 Units (4 Units Se		* *		~			
Hydraulic	10%	LIFE	ጥ ጥ		С			
	Other Observation, Extent: Light, A	Area Affectea : 10%						
	Location: 1-3							
	Explanation: 1 Unit							

Fire Suppression

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

 ${\it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER MAIN

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Fire Suppression								
Standpipe	1000/		2044	de de		45.64 400		
Generic	100%		2041	* *	1-5	\$561,400	В	
Sprinkler								
Generic	100%		2041	* *	1-2	\$311,900	В	
Fire Pump								
Generic	100%		2024	\$818,400	1	\$207,900	В	

HEALTH AND HOSPITALS CORP. - 819

Project: HEALTH & HOSPITALS CORP.

CAPITAL	F	Y 2016 - 2019		FY 2020 - 2025
Miscellaneous Buildings		471,000		385,200
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Miscellaneous Buildings	56.800	18,000	23,200	20,300

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.