Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$238,700	\$862,000
Interior Architecture	\$46,100	\$309,500
Electrical		\$1,575,800
Mechanical		\$51,300
Total	\$284,700	\$2,798,600
Importance Code A	\$238,700	\$862,000
Importance Code B	\$46,100	\$1,807,600
Importance Code C		\$129,000
Total	\$284.700	\$2,798,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$16,800		\$22,000	·
Interior Architecture	\$37,400		\$9,600	\$23,000
Electrical	\$24,000	\$26,000	\$52,400	\$24,200
Mechanical	\$45,900	\$58,300	\$57,200	\$84,300
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$153,700	\$113,900	\$170,900	\$161,100
Importance Code A	\$18,900	\$7,000	\$24,600	\$2,000
Importance Code B	\$128,200	\$106,900	\$146,300	\$159,100
Importance Code C	\$6,600			
Total	\$153,700	\$113,900	\$170,900	\$161,100



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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	42%			LIFE	* *	5	\$98,800	
Masonry: Granite	5%	0-2	\$71,100	LIFE	* *	5	\$8,800	
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecto	ed : 5%			
	Location	ı : Through	out					
Metal Panel	5%			2045	* *	5-10	\$80,800	
Pre-Cast Concrete	3%			LIFE	* *	5	\$22,900	
Stucco Cement	7%			2042	* *	5	\$41,200	
Window Wall	38%			2051	* *	5	\$335,100	
Windows							. , ,	
Aluminum	95%			2047	* *	5	\$3,200	
Metal Louvers	5%			2038	* *	10	\$1,100	
Parapets							. ,	
Concrete Masonry Unit	35%			LIFE	* *	5	\$3,400	
Masonry: Brick	35%		\$3,600	LIFE	* *	5	\$3,000	
2.2			ents, Extent : Ligh		ffected : 10%		72,000	
		-	shing Loose On Th					
Metal Rail	5%			2042	* *	5-10	\$7,800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,700	
Stucco Cement	20%			2042	* *	5	\$4,500	
Roof	2070			2012			ψ1,500	
IRMA/Protected	65%	Now	\$12,200	2030	* *			
Membrane	0570	11011	Ψ12,200	2030				
Wemerane	Paver Blo	ck Ballast,	Extent : Moderate,	Area Af	fected : 50%			
		ı : Lower Ro		33				
			Extent : Light, Area	Affected	l : 100%			
	_		oof Adjacent To Ge					
Sloped Glazing	35%			LIFE	* *	5	\$536,800	
Interior	3370			LII'E			\$330,800	
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$33,600	
Ceramic Tile	5% 5%			2038	* *	5	\$15,400	
Granite Panels	25%			LIFE	* *	5	\$57,600	
Traffic Topping	23% 5%			2030	* *	<i>5</i>	\$19,200	
Traine Topping			Extent : Severe, Are			3	\$19,200	
		servanon, E 1 : Basemen		и пујесте	u . 100/0			
			ı s To Epoxy Paint V	Vith Same	1			
Vinyl Tile			5 10 Lpoxy 1 unu v		* *	2	¢02.200	
Vinyl Tile	60%			2033	**	3	\$92,200	

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

Asset #: 13727

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
Interior							
Interior Walls							
Cast in Place Concrete	2%		LIFE	* *			
	Other Observation, Ex		Affecte	d : 100%			
	Location: Penthous	e					
	Explanation : Wall I	Location					
Ceramic Tile	5%		2038	* *	5	\$13,300	
Concrete Masonry Unit	5%		LIFE	* *	5	\$5,300	
Glass: Single Pane	2%		LIFE	* *	5	\$4,000	
Gypsum Board	81%		LIFE	* *	5	\$129,000	
Masonry: Brick	5%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	30%		2038	* *	5	\$92,200	
Exposed Concrete	15%		LIFE	* *	5	\$7,200	
	Other Observation, Ex	ctent : Severe, Area	Affecte	d : 100%			
	Location: Basement	t And Mechanical S	Брасе				
	Explanation : Ceilin	g Location					
Exposed Struc: Steel	5%		LIFE	* *			
-	Other Observation, Ex	ctent : Severe, Area	Affecte	d : 100%			
	Location: Basement	And Penthouse					
	Explanation : Ceilin	g Location					
Exposed Struc: Steel	30%		LIFE	* *			
-	Other Observation, Ex	ctent : Light, Area	Affected	: 30%			
	Location : At Entran	ce Lobby					
	Explanation: Space	Frame					
Gypsum Board	20%		LIFE	* *	5	\$76,800	

lectrical	Current Repair	Future F	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2055	* *	5	\$1,100	
	Other Observation, Extent: Moderate	, Area Affecte	ed : 100%			
	7 1 51 1 1 5					
	Location : Electrical Room					
	Explanation: 4-4000 Amps For A, E 2 And A B 3, 3-4000 Amps Alternate			re Pump,	2-4000 Amps A B	
Transformers	Explanation: 4-4000 Amps For A, I			re Pump,	2-4000 Amps A B	
Transformers Dry Type	Explanation: 4-4000 Amps For A, I			re Pump,	2-4000 Amps A B \$800	
	Explanation: 4-4000 Amps For A, E 2 And A B 3, 3-4000 Amps Alternate	And 1-4000 S	Spare **		•	
	Explanation: 4-4000 Amps For A, E 2 And A B 3, 3-4000 Amps Alternate 100%	And 1-4000 S	Spare **		•	
	Explanation: 4-4000 Amps For A, E 2 And A B 3, 3-4000 Amps Alternate 100% Other Observation, Extent: Moderate	And 1-4000 S 2042 , Area Affecte	Spare **		•	
	Explanation: 4-4000 Amps For A, E 2 And A B 3, 3-4000 Amps Alternate 100% Other Observation, Extent: Moderate Location: Multiplelocations	And 1-4000 S 2042 , Area Affecte	Spare **		•	
Dry Type	Explanation: 4-4000 Amps For A, E 2 And A B 3, 3-4000 Amps Alternate 100% Other Observation, Extent: Moderate Location: Multiplelocations	And 1-4000 S 2042 , Area Affecte	Spare **		•	

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

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

Asset #: 13727

Electrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost (rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	90%		2051	* *	1		
Conduit	10%		2055	* *	1		
Panelboards							
Fused Disc Sw	10%		2047	* *	5	\$500	
Molded Case Bkrs	85%		2047	* *	5	\$4,600	
Molded Case Bkrs	5%		2050	* *	5	\$300	
Wiring							
Thermoplastic	95%		2051	* *	1		
Thermoplastic	5%		2055	* *	1		
Motor Controllers							
Locally Mounted	20%		2042	* *	5	\$300	
Motor Control Center	50%		2042	* *	5	\$2,800	
Variable Frequency	30%		2045	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,000	
tand-by Power							
Transfer Switches							
Automatic	90%		2042	* *	1	\$57,300	
	Other Observatio	n, Extent : Moderate,	Area Affe	cted : 90%		. ,	
	Location: Thro	ughout					
		Units For The Buildin	ıg				
Automatic	10%		2042	* *	1	\$6,400	
rutomatic		n, Extent : Light, Area		· 100%	1	φο,+ου	
	Location : Pent	_	ппуссиси	. 100/0			
		Units For Fire Pump					
Generators	Explanation . 2	Chais I of I are I amp					
Diesel	100%		2038	* *	1	\$80,200	
Diesei		n, Extent : Moderate, .		cted : 100%	1	ψ60,200	
	Location : Pent		nrea nije	cieu . 10070			
	Explanation : C						
Batteries	Ехрининон . С	ne 900 Kw					
Nickel Cadmium	100%		2020	\$1,500	5	\$46,100	
•	100%		2020	\$1,500		\$40,100	
Fuel Storage	500/		2047	* *	5	\$14,900	
Day Tank	50%	n Entant Madanata	2047		5	\$14,900	
		n, Extent : Moderate, . erator Room Penthous		ciea : 100%			
			e				
	Explanation : C	ne 250 Gallons					
Main Tank	50%	_	2040	* *	5	\$2,400	
		n, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Unde	_					
iohtino	Explanation: 1.	5,000 Gallons - Shared	d With Bu	ilding Z			

Lighting

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Electrical	Current Repair Future Replacement		Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	84%	2033	**	10	\$159,500	
	Other Observation, Extent: Modera		ted : 100%			
	Location: Throughout The Buildin	ng				
	Explanation: T-8 Lamps					
Fluorescent	10%	2035	**	10	\$19,000	
	T-8 Lamps And Fixtures, Extent: M		Affected: 100%			
	Location : Throughout The Buildin					
Fluorescent	5%	2035	* *	10	\$9,500	
	T-5 Lamps And Fixtures, Extent: M		Affected: 100%			
	Location: Throughout The Buildin	ng				
LED	1%	2035	* *			
Egress Lighting						
Emergency, Service	5%	2035	* *	1		
Emergency, Service	55%	2033	* *	1		
Exit, LED	5%	2065	* *	1		
Exit, Service	35%	2033	* *	1		
Exterior Lighting						
HID	100%	2033	* *	10	\$600	
Alarm						
Security System	7 00/					
No Component	50%	2025	Ф220 200		ф 2 0. 7 00	
Generic	50%	2025	\$320,200	1	\$38,700	
Fire/Smoke Detection	500/					
No Component	50%	2025	Φ1 00 ¢ 2 00	1.2	ф <i>с</i> 2 000	
Generic, Analog	50%	2025	\$1,096,200	1-3	\$63,800	
	Other Observation, Extent: Modera		tea : 100%			
	Location: Main Building 9th Floor		M D1.1.			
	Explanation : Alarm Control Syste	em Located At	Main Blag			

Mechanical	Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2045	* *	1		
Conversion Equipment						
Heat Exchanger	20%	2034	* *	1	\$20,500	
	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	

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Asset #: 13727

Mechanical	Current Repair	Future Replace	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution Hot Wtr Piping/Pump	20% Other Observation, Extent : Light, Area Location : Throughout Explanation : Serves Perimeter Heat	2041 a Affected : 100%	* *	4	\$2,000	
Steam Piping/Pump	80%	2045	* *	4	\$8,200	
Terminal Devices Air Handler Convector/Radiator	80% 20%	2030 2038	* *	1 1	\$102,400 \$13,400	
Air Conditioning Energy Source Electricity No Component	2% 98%	2041	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	2% Other Observation, Extent: Light, Area	2030	* *	2	\$300	
No Component	Location: Roof Explanation: Split Units 98%	1 Аујестей . 270				
Distribution Chilled Wtr Pipe/Pump	100% Other Observation, Extent: Light, Area Location: Building H Explanation: Chilled Water From Ad		* *	4	\$10,200	
Terminal Devices		-				
Air Handler/Cool/Ht	100%	2030	* *	1	\$128,000	
Heat Rejection Remote Air Cond	2% Other Observation, Extent: Light, Area Location: Roof Explanation: R-22	2030 a Affected : 100%	* *	2	\$2,900	
No Component	98%					
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$115,400	
Exhaust Fans Interior Roof	90% 10%	2030 2030	* *	2 2	\$5,700 \$600	
Plumbing H/C Water Piping Brass/Copper	100%	2051	* *	1		
HW Heat Exchanger Low Temp Sanitary Piping	100%	2051	* *	4	\$30,700	
Cast Iron	100%	LIFE	* *	1		

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Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2030	* *	4	\$2,500	
Backflow Preventer						
Generic	100%	2030	* *	1	\$12,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: (3) B-4, (3) G	-4				
	Explanation: 6 Units					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$108,200	
Sprinkler		_				•
Generic	100%	2051	* *	1-2	\$58,000	
Fire Pump	<u> </u>					
Generic	100%	2038	* *	1	\$38,700	

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Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$998,200	\$789,000
Interior Architecture	\$490,800	\$1,515,500
Electrical	\$697,400	\$5,660,300
Mechanical	\$600,500	\$3,602,400
Total	\$2,786,800	\$11,567,200
Importance Code A	\$998,200	\$789,000
Importance Code B	\$1,477,100	\$10,608,300
Importance Code C	\$311,500	\$169,900
Total	\$2,786,800	\$11,567,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$27,700	\$5,200	\$47,600	
Interior Architecture	\$95,200	\$34,600	\$40,300	\$525,200
Electrical	\$32,300	\$41,600	\$40,900	\$31,900
Mechanical	\$55,000	\$51,800	\$78,600	\$51,400
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$249,600	\$172,700	\$246,900	\$647,900
Importance Code A	\$35,400	\$11,400	\$54,700	\$17,200
Importance Code B	\$180,900	\$145,500	\$192,200	\$630,700
Importance Code C	\$33,400	\$15,700		



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Asset #: 71

rchitecture	Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Copper/Terne	2% Now	\$90,800	2045	* *			
	Broken/Missing Elem			a Affected : 5%			
	Location : North W	·					
	Staining/Discoloring,	_	ea Affecteo	d : 10%			
	Location : West Fac	cade					
Masonry: Brick	40% Now	\$574,700	LIFE	* *	5	\$186,300	
	Diagonal Cracks, Ex		ea Affecte	d : 10%			
	Location: Through	=					
	Jnt Mortar Miss/Eroc		e, Area A <u>f</u>	fected : 20%			
	Location : Through						
	Staining/Discoloring,		, Area Aff	ected : 25%			
	Location : West Fac	cade					
Masonry: Brick	30%		LIFE	* *	5	\$139,700	
Masonry: Granite	5% 0-2	\$56,300	LIFE	* *	5	\$17,500	
	Jnt Mortar Miss/Eroc		e, Area A <u>j</u>	fected : 20%			
	Location : West Fac						
	Staining/Discoloring,		, Area Aff	ected : 20%			
	Location : West Fac	cade					
Masonry: Limestone	3%		LIFE	* *	5	\$10,500	
Metal Panel	15%		2045	* *	5-10	\$480,200	
Pre-Cast Concrete	5%		LIFE	* *	5	\$75,700	
Windows							
Aluminum	100%		2041	* *	5	\$76,300	
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$3,200	
Masonry: Brick	80% Now	\$38,700	LIFE	* *	5	\$6,500	
	Jnt Mortar Miss/Eroc						
	Location: Through						
	Worn/Eroded, Extent		rtea : 30%				
	Location : Through	out					
Metal Panel	5%		2045	* *	5	\$1,600	
Metal Rail	10%		2038	* *	5-10	\$14,800	
Roof	5 0/		20.40	ata -t-	10	Φ1. 7 . c00	
Copper/Terne	5%		2040	* *	10	\$15,600	
Modified Bitumen	25%		2030	**	10	\$31,200	
Paver: Asphalt	10%		2028		10	\$18,700	
Roll Roofing	5% Other Observation F	Intent . Courses A	2024	\$26,300	5	\$10,400	
	Other Observation, E Location : Bulkhead		и Ајјестеа	. 100%			
		•	d DacEn	Consumo Doof T	n D. 11.1.	a da	
	Explanation : Refer	s 10 Green Painte					
Single Ply Membrane	55%		2030	* *	10	\$68,600	

Interior

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

Asset #: 71

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
nterior								
Floors								
Carpet	10%			2021	\$492,200	3	\$75,400	
Ceramic Tile	5%			2034	* *	5	\$18,900	
Granite Panels	5%			LIFE	* *	5	\$14,100	
Sheet Vinyl/Rubber	5%			2030	* *	5	\$28,300	
Terrazzo	20%		\$179,300	LIFE	* *	5	\$58,900	
		Crumbling, n : Through	Extent : Light, Are out	a Affecto	ed : 10%			
Traffic Topping	5%			2025	\$239,100	5	\$23,600	
	Location	n : Basemen	Extent : Severe, Area et art Epoxy Paint Fin					
Vinyl Tile	20%			2025	\$957,300	3	\$28,300	
Vinyl Tile	30%			2030	**	3	\$56,600	
Interior Walls							+++++++	
Ceramic Tile	5%	ı		2034	* *	5	\$31,500	
Gypsum Board	25%		\$33,400	LIFE	* *	5	\$94,400	
71		Crumbling, n : Through	Extent : Light, Are	a Affecto	ed : 5%		. ,	
Granite Panels	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	\$75,500	
SGFT/Glazed Masonry	25%	Now	\$311,500	LIFE	* *			
•	Broken/M	issing Elem	ents, Extent : Light	t, Area A	ffected : 75%			
	Location	n : Various	Locations At The B	asement	Level			
Ceilings								
AcousTile,Adhered	10%			2030	* *	5	\$28,800	
AcousTileSusp.Lay-In	15%	ı		2038	* *	5	\$43,300	
AcousTileSusp.Lay-In	5%			2038	* *	5	\$14,400	
Exposed Concrete	15%			LIFE	* *	5	\$6,800	
Gypsum Board	5%			LIFE	* *	5	\$18,000	
Plaster	50%			LIFE	* *	5	\$90,100	

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2055	* *	5	\$800	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affected : 50	9%			
	Explanation: Two 4000 Amps Main L	Disconnect Switch				
Air Circuit Breaker	50%	2055	* *	5	\$800	
	Other Observation, Extent: Moderate,	Area Affected : 50	1%			
	Location: Electrical Room					
	Explanation: Two 2500 Amps Main L	Disconnect Switch				

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Asset #: 71

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts			•				•
Transformers							
Dry Type	100%		2045	* *	5	\$1,200	
		ion, Extent : Moderate,					
		ctrical Room And Elect					
	Explanation:	Two 300 Kva And Eigh	t 30 Kva -	480hv-208/120lv			
Switchgear / Switchboard	1000/		2055	* *	5	¢9 600	
Molded Case Bkrs	100%		2055		5	\$8,600	
Raceway Conduit	80%		2025	\$210.200	1		
Conduit	20%		2023	\$319,200 * *	1 1		
Panelboards	20%		2033		1		
Fused Disc Sw	5%		2050	* *	5	\$400	
Fused Disc Sw Fused Disc Sw	5%		2024	\$18,300	5	\$400	
Molded Case Bkrs	80%		2024	\$293,500	5	\$6,900	
Molded Case Bkrs	10%		2050	\$293,300 * *	5	\$900	
Wiring	1070		2030			\$300	
Braided Cloth	80% 2-	4 \$491,700	2050	* *	1		
Braided Cloth		, Extent : Moderate, Ar		ed : 100%	1		
Thermoplastic	10%		2025	\$61,500	1		
Thermoplastic	10%		2055	* *	1		
Motor Controllers							
Locally Mounted	35%		2023	\$267,800	5	\$800	
Motor Control Center	60%		2030	* *	5	\$5,300	
Variable Frequency	5%		2045	* *			
Drive							
round							
Grounding Devices							
Not Accessible	100%						
tand-by Power							
Transfer Switches							
Automatic	100%		2045	* *	1	\$100,100	
		ion, Extent : Moderate,					
		ctrical Room And Elect		set			
	Explanation:	6- Units With Diferrent	t Ratings				
ighting							
Interior Lighting	000/		2020	ماد ماد	1.0	Φ205 600	
Fluorescent	89%	: Estant Malanta	2030	**	10	\$205,600	
		ion, Extent : Moderate,	Area Affe	ctea : 100%			
		oughout The Building					
-	Explanation:	1-0 Lamps	2025		4.0	*** * * * * * * * * * * * * * * * * *	
Fluorescent	10%	D. D. 15.	2035	**	10	\$23,100	
	-	Fixtures, Extent: Mode	erate, Are	a Affected : 10%			
		oughout The Building					
LED	1%		2035	* *			

Maintenance \$ are aggregated over a 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	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	60%	2030	* *	1		
Exit, LED	20%	2060	* *	1		
Exit, Service	20%	2030	* *	1		
Exterior Lighting						
HID	100%	2025	\$1,255,900	10	\$1,000	
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	* *	1	\$36,400	
	Other Observation, Extent : Ligh	t, Area Affected :	100%			
	Location: Throughout					
	Explanation: Fixed Cameras					
Fire/Smoke Detection						
Generic, Analog	100%	2025	\$3,444,200	1-3	\$200,400	
_	Other Observation, Extent : Mod	lerate, Area Affec	ted : 100%			
	Location: Main Building					
	Explanation: Sub Panel Only,	Main Control Pa	nel In Other Build	ling		

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estima (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2035	* *	1		
Conversion Equipment								
Heat Exchanger	20%	4+	\$200	2021	\$11,000	1	\$22,400	
	Other Obs	ervation, Extent : I	Light, Area	Affected	: 33%			
	Location	: Basement Mecha	anical Roon	n				
	Explana	tion : Deteriorating	g Insulation					
Heat Exchanger	30%			2038	* *	1	\$37,400	
<u>e</u>	Recent Ins	tallation, Extent : I	Light, Area	Affected	: 66%		,	
	Location	: Basement Mecha	anical Roon	n				
Pres. Reducing Valve/LP	40%			2028	* *	5	\$6,000	
Steam							, -,	
Pres. Reducing Valve/LP	10%			2038	* *	5	\$1,500	
Steam							,	

Maintenance \$ are aggregated over a ten-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

lechanical	Current I	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
eating							
Distribution					_		
Hot Wtr Piping/Pump	50% On Extended Life, Ex Location: Hydronic Cycle Rating				4 oom Is B	\$6,200 Leyond Useful Life	
Hot Wtr Piping/Pump	15% Recent Installation, E Location : Basemen			**: 100%	4	\$2,800	
Steam Piping/Pump	25% 0-2 Insul. Deteriorating, Location: Through	out			4	\$3,100	
	On Extended Life, Ex						
	Location : Steam An Life Cycle Rating	nd Condensate Pip	ing Beyor	nd The Mechanica	l Room I.	s Beyond Useful	
Steam Piping/Pump	10% Recent Installation, E Location : Basemen	_		* * : 100%	4	\$1,900	
Terminal Devices							
Air Handler	25%		2030	* *	1	\$39,000	
Convector/Radiator	70% Now Leak Evident, Extent Location: Through On Extended Life, Ex Location: Hot Wat	out tent : Moderate, A	rea Affect	ted : 95%	1 cle Ratin	\$51,300	
Convector/Radiator	5%		2042	* *	1	\$4,100	
	Recent Installation, E Location : 5th Floo		Affected	: 100%			
r Conditioning							
Energy Source	1000/		2022	* *			
Electricity Conversion Equipment	100%		2033	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	15% R-134a Refrigerant, I Location: Roof / Se Other Observation, E Location: Roof Explanation: 1 Page	erves 8th And 9th F Extent : Light, Area	loors Affected	: 100%	1 Compress	\$40,900	
Split Unit	10%	mige III Cooled C	2030	* *	Jonipress		
Window/Wall Unit	75%		2020	\$397,200	1		
Distribution				**		¢1.000	
Chilled Wtr Pipe/Pump No Component	15% 85%		2045	~ ^	4	\$1,900	
Terminal Devices Air Handler/Cool/Ht	15%		2030	* *	1	\$23,400	
No Component	85%						

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 #: 71

Current Repair	Future Re	eplacement	M	aintenance	
% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
4.50					
	LIFE	* *	2-5	\$21,100	
85%					
100/	2025	Φ 2 0. 5 00	2	Φ000	
	2025	\$28,500	2	\$800	
90%					
100%	2025	\$769 400	1		
10070	2023	\$702, 4 00	1		
100%	2051	* *	4	\$37,400	
		00%	-	Ψ57,400	
		0%			
Location : Basement	, 33				
Explanation : 2 Steam Instantan	ious Water Heaters	,			
100%	LIFE	* *	1		
On Extended Life, Extent : Moder	ate, Area Affected :	100%			
Location : Sanitary Piping Is Be	yond Useful Life Cy	ycle Rating			
100%	LIFE	* *	1		
Location: Storm Piping Is Beyo	nd Useful Life Cycl	e Rating			
			4	\$1,600	
_		00%			
Location : Basement Mechanica	ıl Room				
1000/	2025	Φ20,200	4	Ф1 600	
100%	2025	\$29,200	4	\$1,600	
1000/					
100%					
100%	LIEE	* *			
_	, meanyectea. 10	070			
100%	2035	* *	1-5	\$127,000	
100/0			-		
10070	2000				
	2000				
80%	2045	* *	1-2	\$14,100	
		* *	1-2	\$14,100	
	% of Total (Years) 15% 85% 10% 90% 100% Recent Installation, Extent: Light Location: Basement Mechanica Other Observation, Extent: Light Location: Sasement Explanation: 2 Steam Instantant 100% On Extended Life, Extent: Moder Location: Sanitary Piping Is Bed 100% On Extended Life, Extent: Light, Location: Storm Piping Is Beyon 100% Recent Installation, Extent: Light, Location: Basement Mechanical Location: Basement M	Year Est Total (Years) LIFE	Note Fail Date Estimated Cost FY Estimated Cost FY	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	15%

Maintenance \$ are aggregated over a 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: 15

HEALTH AND HOSPITALS CORP. - 819 BELLEVUE HOSPITAL BLDG A

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
Fire Suppression Chemical System Generic	100%		2020	\$26,700	1-3	\$50,600	

Page: 16

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,740,700	\$579,300
Interior Architecture	\$319,600	\$1,622,300
Electrical	\$567,200	\$1,989,300
Mechanical	\$643,200	\$4,767,000
Total	\$3,270,700	\$8,957,900
Importance Code A	\$1,740,700	\$579,300
Importance Code B	\$1,530,000	\$8,378,600
Total	\$3,270,700	\$8,957,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,600		\$22,600	
Interior Architecture	\$92,500	\$20,300		\$499,200
Electrical	\$16,900	\$15,600	\$18,400	\$13,800
Mechanical	\$31,800	\$31,000	\$35,400	\$61,600
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$180,400	\$102,400	\$111,900	\$610,100
Importance Code A	\$13,600	\$7,100	\$30,200	\$38,600
Importance Code B	\$148,000	\$95,200	\$81,700	\$571,500
Importance Code C	\$18,800			
Total	\$180,400	\$102,400	\$111 900	\$610.100



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

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

Asset #:70

chitecture	Current Repa	ir Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls				_		
Cast in Place Concrete	5%	LIFE	* *	5	\$107,200	
Copper/Terne	5% 4+ Staining/Discoloring, Ext	\$62,700 2045				
	Location : Throughout,		yeciea : 40%			
Masonry: Brick	75% Now	\$992,000 LIFE	* *	5	\$321,500	
	Jnt Mortar Miss/Erod, Ex	tent : Moderate, Area A	Affected : 20%			
	Location: Throughout	. 36 1	CC . 1 500/			
	Staining/Discoloring, Ext Location : Throughout	ent : Moderate, Area Ą	ffected : 30%			
	Vegetation Growth, Extended Location: West Facade		l : 10%			
Masonry: Granite	5% Now	\$129,600 LIFE	* *	5	\$16,100	
·	Jnt Mortar Miss/Erod, Ex Location : Throughout	tent : Moderate, Area A	Affected : 20%			
	Loose/Delam Surface, Ex	tent : Light, Area Affec	ted : 3%			
	Location : South Facado	e Base And Various Ot	her Locations			
	Staining/Discoloring, Ext Location: Throughout	ent : Moderate, Area Ą	ffected : 45%			
Masonry: Limestone	5% Now	\$239,500 LIFE	* *	5	\$16,100	
Ž	Jnt Mortar Miss/Erod, Ex Location : Cornice		Affected: 25%		, ,	
	Staining/Discoloring, Ext Location: Cornice	ent : Moderate, Area Ą	ffected : 25%			
Metal Panel	5%	2045	* *	5-10	\$147,400	
Metal Panel	- , -	2015			\$147,400	
Windows					\$147,400	
	100%	2041	* *	5	\$86,800	
Windows Aluminum Parapets	100%	2041			\$86,800	
Windows	100% 10% Now	2041 \$59,200 LIFE	* *	5		
Windows Aluminum Parapets	100% 10% Now Broken/Missing Elements	2041 \$59,200 LIFE , Extent : Moderate, Ar	* *		\$86,800	
Windows Aluminum Parapets	100% 10% Now Broken/Missing Elements Location: At 6th And 7th	2041 \$59,200 LIFE , Extent : Moderate, Ar	* * ea Affected : 15%		\$86,800	
Windows Aluminum Parapets	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Ex	2041 \$59,200 LIFE , Extent : Moderate, Ar	* * ea Affected : 15%		\$86,800	
Windows Aluminum Parapets Cast Stone/Terra Cotta	100% 10% Now Broken/Missing Elements Location : At 6th And 7th Jnt Mortar Miss/Erod, Ex Location : Throughout	\$59,200 LIFE, Extent: Moderate, Arth Floor Roofs	* * ea Affected : 15%	5	\$86,800 \$14,300	
Windows Aluminum Parapets	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Ext Location: Throughout 85% Now	\$59,200 LIFE, Extent: Moderate, And Floor Roofs stent: Moderate, Area A	* * rea Affected : 15% Affected : 10% * *		\$86,800	
Windows Aluminum Parapets Cast Stone/Terra Cotta	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Ext Location: Throughout 85% Now Diagonal Cracks, Extent	\$59,200 LIFE, Extent: Moderate, And the Floor Roofs stent: Moderate, Area A \$92,900 LIFE; Moderate, Area Affec	* * rea Affected : 15% Affected : 10% * *	5	\$86,800 \$14,300	
Windows Aluminum Parapets Cast Stone/Terra Cotta	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Ext Location: Throughout 85% Now Diagonal Cracks, Extent Location: At Corners T	\$59,200 LIFE, Extent: Moderate, And Floor Roofs stent: Moderate, Area Asserted Section 1. Section 1	* * rea Affected : 15% Affected : 10% * * ted : 10%	5	\$86,800 \$14,300	
Windows Aluminum Parapets Cast Stone/Terra Cotta	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Ext Location: Throughout 85% Now Diagonal Cracks, Extent	\$59,200 LIFE, Extent: Moderate, And Floor Roofs stent: Moderate, Area Asserted Section 1. Section 1	* * rea Affected : 15% Affected : 10% * * ted : 10%	5	\$86,800 \$14,300	
Windows Aluminum Parapets Cast Stone/Terra Cotta	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Extended to the control of the control	\$59,200 LIFE, Extent: Moderate, And Floor Roofs stent: Moderate, Area Asserted Section 1. Section 1	* * rea Affected : 15% Affected : 10% * * ted : 10%	5	\$86,800 \$14,300	
Windows Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Ext Location: Throughout 85% Now Diagonal Cracks, Extent Location: At Corners T Jnt Mortar Miss/Erod, Ext Location: Throughout	\$59,200 LIFE, Extent: Moderate, And Floor Roofs stent: Moderate, Area Affect \$92,900 LIFE: Moderate, Area Affect throughout stent: Light, Area Affect \$3,600 2045	* * rea Affected : 15% Affected : 10% * * ted : 10% ted : 25%	5	\$86,800 \$14,300 \$15,700	
Windows Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Ext Location: Throughout 85% Now Diagonal Cracks, Extent Location: At Corners The June Miss/Erod, Ext Location: Throughout 5% Now Broken/Missing Elements	\$59,200 LIFE, Extent: Moderate, And Floor Roofs stent: Moderate, Area Affect \$92,900 LIFE: Moderate, Area Affect throughout stent: Light, Area Affect \$3,600 2045	* * rea Affected : 15% Affected : 10% * * ted : 10% ted : 25%	5	\$86,800 \$14,300 \$15,700	
Windows Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick Metal Panel	100% 10% Now Broken/Missing Elements Location: At 6th And 7th Jnt Mortar Miss/Erod, Ext Location: Throughout 85% Now Diagonal Cracks, Extent Location: At Corners The June Miss/Erod, Ext Location: Throughout 5% Now Broken/Missing Elements	\$59,200 LIFE, Extent: Moderate, And Floor Roofs stent: Moderate, Area Affect \$92,900 LIFE: Moderate, Area Affect throughout stent: Light, Area Affect \$3,600 2045	* * rea Affected : 15% Affected : 10% * * ted : 10% ted : 25%	5	\$86,800 \$14,300 \$15,700	

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.

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet			\$23,500 Extent : Light, Ard out	2021 ea Affect	\$469,900 ed : 10%	3	\$54,000	
Cast in Place Concrete		netration, E	\$7,700 Extent : Severe, Ared Tain Supply Room	LIFE a Affecte	* * d : 75%	5	\$78,800	
Ceramic Tile	5%			2028	* *	5	\$18,000	
Terrazzo	5%		\$115,500	LIFE	* *	5	\$14,100	
TOTALLEO	Horizonta	ıl Cracks, E	xtent : Light, Area Locations Through	Affected		3	Ψ1,100	
Vinyl Tile	25%			2030	* *	3	\$45,000	
	Location	ı : 6th Floo	Extent : Moderate, A r Admin Space Impact Resistant V		ected : 10% h Wood Grain Fini	sh		
Vinyl Tile	45%			2025	\$1,408,600	3	\$60,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2028	* *	5	\$9,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,900	
Gypsum Board	20%			LIFE	* *	5	\$23,600	
Granite Panels	5%			LIFE	* *			
Plaster	43% Broken/M		\$13,900 nents, Extent : Ligh	LIFE t, Area A	* * ffected : 10%	5	\$25,400	
	Location	n : Mechani	ical Penthouse Wal	<i>!l</i>				
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$15,700	
Ceilings	270			LII L			Ψ13,700	
AcousTile,Adhered	_		\$85,600 Extent : Light, Are out	2038 ea Affect	* * ed : 10%	5	\$90,000	
AcousTileSusp.Lay-In	_		\$22,300 Extent : Light, Ard out	2030 ea Affect	* * ed : 10%	5	\$27,000	
AcousTileSusp.Lay-In	5%			2042	* *	5	\$18,000	
Exposed Concrete	5% Diagonal Location	Now Cracks, Ex 1: Various	\$118,500 tent : Light, Area A Areas On Basemen	LIFE Affected : at Ceiling	7	5	\$2,800	
		_	: : Moderate, Area . out Basement	Ајјестеа	. 00%			
			от разетені	1 100	a. •		φ.4. 0.00	
Gypsum Board	10%			LIFE	* *	5	\$45,000	
Plaster	15%			LIFE	* *	5	\$33,800	

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

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

Asset #:70

ectrical		Current F	Repair	Futu	re Replacement	Maintenance		
stem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts	•				•			•
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	\$1,000	
	Location	Electrica			ected : 100% Amps Main Disconi	nect Swit	ch	
Transformers								
Dry Type	10% Other Obse Location		extent : Moderate, A al Room	2045 Area Affe	* * ected : 100%	5	\$100	
			1000 Kva 480hv-20	08/120lv				
Dry Type	90%			2038	* *	5	\$700	
Diy Type	Other Obse Location	Through	extent : Moderate, A out The Building	Area Affe	ected : 100%	3	Ψ,00	
	Explanati	on : 6- 30	Kva 480hv-208/12	Olv				
Switchgear / Switchboard Molded Case Bkrs	100%			2055	* *	5	\$5,900	
Raceway	5 0/			2045	* *			
Busway	5%			2045		1		
Conduit	65%			2025	\$259,300	1		
Conduit	20%			2055	* *	1		
Conduit Panelboards	10%			2035		1		
Fused Disc Sw	5%			2050	* *	5	\$300	
Fused Toggle Switch	15%	2-4	\$55,000	2050	* *	5	\$400	
Tused Toggle Switch		quipment,	Extent : Moderate,		fected : 100%	3	φ+00	
	On Extende Location	-	tent : Light, Area A out	Affected :	100%			
Molded Case Bkrs	10%			2024	\$36,700	5	\$600	
Molded Case Bkrs	10%			2050	* *	5	\$600	
Molded Case Bkrs	60%			2033	* *	5	\$3,500	
Wiring Braided Cloth	60% Insulation A Location	_	\$368,800 ent : Moderate, Are eas	2050 a Affecte	* * ed : 100%	1		
Thermoplastic	10%			2035	* *	1		
Thermoplastic	10%			2025	\$61,500	1		
Thermoplastic	20%			2055	**	1		
Motor Controllers								
Locally Mounted	50%			2023	\$382,500	5	\$800	
Locally Mounted	10%			2045	* *	5	\$200	
Motor Control Center	20%			2023	\$144,900	5	\$1,200	
Variable Frequency Drive	20%			2045	* *			

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	Maintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground	•	<u> </u>				
Grounding Devices						
Generic	50%	LIFE	* *	5	\$1,600	
Generic	50%	LIFE	* *	5	\$1,600	
stand-by Power						
Transfer Switches						
Automatic	100%	2045	* *	1	\$68,900	
		Other Observation, Extent: Moderate, Area Affected: 100%				
	Location : Throughout The Building	g				
	Explanation : 4- Units					
ighting						
Interior Lighting	C #0.4	2020		4.0	4.5. 15-	
Fluorescent	65%	2030	* *	10	\$143,400	
	T-8 Lamps And Fixtures, Extent : Mo Location : Throughout The Building		Affected : 100%			
Fluorescent	20%	2035	* *	10	\$44,100	
	T-8 Lamps And Fixtures, Extent: Mo	derate, Area	Affected : 100%		, ,	
	Location: Throughout The Building	g				
Fluorescent	10%	2035	* *	10	\$22,100	
Tractoscone	T-5 Lamps And Fixtures, Extent : Mo		Affected : 100%	10	Ψ22,100	
	Location: Throughout The Building		<i>JJ</i>			
LED	5%	2035	* *			
Egress Lighting						
Emergency, Service	40%	2030	* *	1		
Emergency, Service	20%	2035	* *	1		
Exit, LED	5%	2065	* *	1		
Exit, Service	30%	2030	* *	1		
Exit, Service	5%	2035	* *	1		
Exterior Lighting						
HID	100%	2030	* *	10	\$700	
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$207,900	1	\$25,100	
	Other Observation, Extent : Light, Ar	rea Affected :	100%			
	Location: Throughout					
	Explanation : Fixed Cameras					
Fire/Smoke Detection						
No Component	65%					
Generic, Analog	35%	2025	\$830,300	1-3	\$48,300	
	Other Observation, Extent : Moderat	e, Area Affec	ted : 100%			
	Location : Main Building					
	Explanation: All Alarm Control Sy	stem Monitor	Located At Main	Building	g	

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

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

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

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

Asset #:70

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	98%			2035	* *	1		
Electricity	2%			2045	**	1		
	Location		xtent : Light, Area	Ајјестеа	: 100%			
			ric Heat In Air Har	adlino Ur	nits Servino 7th An	d 8th Fla	oors	
Conversion Equipment	2.vprana	ion : Bicci	10 11000 110 110	ianng Cr	tus serving / tit in	a om i te	-015	
Heat Exchanger	60%			2021	\$31,500	1	\$71,400	
Pres. Reducing Valve/LP				2028	* *	5	\$5,700	
Steam								
Distribution								
Hot Wtr Piping/Pump	60%			2024	\$741,300	4	\$7,100	
		-	tent : Moderate, Ai					
	Location	: Hot Wat	er Piping Is Beyond	l Useful I	Life Cycle Rating			
Hot Wtr Piping/Pump	10%			2047	* *	4	\$1,800	
			Extent : Light, Area					
	Location Piping	: Basemer	t Mechanical Room	n, Newly	Installed Pumps, F	leat Excl	nanger And	
Steam Piping/Pump	20%			2025	\$343,500	4	\$2,400	
	Location On Extend Location	: Basemer ed Life, Ex : Steam A	Extent : Moderate, at Mechanical Roor tent : Moderate, Ai ad Condensate Reti	n rea Affect	ted : 100%	hanical l	Room Are Beyond	
		ife Cycle R	ating	2071	* *		Ф1.000	
Steam Piping/Pump	10%	4 = 11 = 4° = = = 1		2051		4	\$1,800	
	Location		Extent : Light, Area et Mechanical Room eg System.			ıd Conde	ensate Piping And	
Terminal Devices			0 2					
Air Handler	15%			2033	* *	1	\$22,300	
Convector/Radiator	85%			2023	\$1,974,800	1 1	\$22,300 \$66,000	
Convector/Radiator	85% On Extend	-	tent : Moderate, Ai	2023 rea Affect	\$1,974,800 ted: 100%	1		
Convector/Radiator	85% On Extend	-	tent : Moderate, Ar er Radiators Are B	2023 rea Affect	\$1,974,800 ted: 100%	1		
Convector/Radiator Air Conditioning	85% On Extend	-		2023 rea Affect	\$1,974,800 ted: 100%	1		
Convector/Radiator Air Conditioning Energy Source	85% On Extend Location	-		2023 rea Affect eyond Us	\$1,974,800 ted : 100% seful Life Cycle Ra	1 ting		
Convector/Radiator Air Conditioning Energy Source Electricity	85% On Extend	-		2023 rea Affect	\$1,974,800 ted: 100%	1		
Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment	85% On Extend Location 100%	-		2023 rea Affect eyond Us 2024	\$1,974,800 ted : 100% seful Life Cycle Ra \$696,400	1 ting 1	\$66,000	
Convector/Radiator Air Conditioning Energy Source Electricity	85% On Extend Location 100% 5% Other Obs Location	: Hot Wat	er Radiators Are B Extent : Light, Area e By Parking Lot	2023 rea Affect eyond Us 2024 2034 Affected	\$1,974,800 ted : 100% seful Life Cycle Ra \$696,400	1 ting		
Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	85% On Extend Location 100% 5% Other Obs Location Explanate	: Hot Wat	er Radiators Are B Extent : Light, Area	2023 rea Affect eyond Us 2024 2034 Affected cons	\$1,974,800 ted : 100% seful Life Cycle Ra \$696,400 **	1 ting 1	\$66,000	
Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller Int Pkg Unit - Heating/Cooling	85% On Extend Location 100% 5% Other Obs Location Explanar 5%	: Hot Wat	er Radiators Are B Extent : Light, Area e By Parking Lot	2023 rea Affect eyond Us 2024 2034 Affected fons 2026	\$1,974,800 ted : 100% seful Life Cycle Ra \$696,400 ** : 100%	1 ting 1 1 2	\$66,000	
Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller Int Pkg Unit - Heating/Cooling Window/Wall Unit	85% On Extend Location 100% 5% Other Obs Location Explanate	: Hot Wat	er Radiators Are B Extent : Light, Area e By Parking Lot	2023 rea Affect eyond Us 2024 2034 Affected cons	\$1,974,800 ted : 100% seful Life Cycle Ra \$696,400 **	1 ting 1	\$66,000	
Convector/Radiator Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller Int Pkg Unit - Heating/Cooling	85% On Extend Location 100% 5% Other Obs Location Explanar 5%	: Hot Wat	er Radiators Are B Extent : Light, Area e By Parking Lot	2023 rea Affect eyond Us 2024 2034 Affected fons 2026	\$1,974,800 ted : 100% seful Life Cycle Ra \$696,400 ** : 100%	1 ting 1 1 2	\$66,000	

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

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

Mechanical	Current F	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning									
Terminal Devices									
Air Handler/Cool/Ht	15%		2020	\$156,700	1	\$22,300			
No Component	85%								
Plumbing									
H/C Water Piping	1000/		2025	\$724.600	1				
Brass/Copper	100%	14 1 4	2025	\$734,600	1				
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Domestic Water Distribution Piping Beyond Useful Life Cycle Rating								
Garata ma Dini	Location : Domestic	: water Distributio	n rıpıng	Беуопа Usejui Lij	e Cycle I	raiing			
Sanitary Piping	1000/		LIDE	* *	1				
Cast Iron	100%	tout Modonato As	LIFE		1				
	On Extended Life, Ex								
G D : D: :	Location: Sanitary	rīping веуопа Use	ejui Life	Cycle Kating					
Storm Drain Piping	1000/		LIDE	* *	1				
Cast Iron	100% On Extended Life, Ex.	tout Modonat - A	LIFE		1				
	Location : Storm Pi								
Sump Pump(s)									
Rigid Piping	100%		2030	* *	4	\$2,500			
Sewage Ejector(s)									
Electric	100%		2030	* *	4	\$2,500			
Backflow Preventer									
Generic	100%		2030	* *	1	\$13,700			
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation, E		Affected	: 100%					
	<i>Location</i> : <i>B</i> , <i>G</i> , 1-8								
	Explanation: 4 Uni	ts							
Fire Suppression									
Standpipe	4000								
Generic	100%		2035	* *	1-5	\$121,300			
Sprinkler	40-1								
No Component	60%								
Generic	40%		2045	* *	1-2	\$27,000			

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: 16-Sep-2016 HEALTH AND HOSPITALS CORP. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$28,070,700	\$1,674,700
Interior Architecture	\$5,592,700	\$48,800,600
Electrical	\$2,228,000	\$26,532,400
Mechanical	\$20,015,800	\$19,895,500
Total	\$55,907,200	\$96,903,200
Importance Code A	\$28,117,200	\$1,721,200
Importance Code B	\$27,672,000	\$93,772,800
Importance Code C	\$118,000	\$1,409,200
Total	\$55,907,200	\$96,903,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$8,000		\$24,300	
Interior Architecture	\$59,900			\$59,900
Electrical	\$224,700	\$249,300	\$260,200	\$215,800
Mechanical	\$384,500	\$514,500	\$911,400	\$465,300
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Total	\$1,176,400	\$1,263,100	\$1,695,200	\$1,240,400
Importance Code A	\$9,500	\$1,600	\$29,800	\$1,600
Importance Code B	\$1,167,000	\$1,261,600	\$1,665,500	\$1,238,800
Total	\$1,176,400	\$1,263,100	\$1,695,200	\$1,240,400



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

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

Asset #: 73

Architecture	Currer	nt 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		
xterior	-								
Exterior Walls									
Masonry: Brick	3%		LIFE	* *	5	\$12,200			
Metal Panel	2%		2045	* *	5-10	\$55,800			
Pre-Cast Concrete	93% 0-2	\$1,276,000	LIFE	* *	5	\$1,226,800			
	-	lure, Extent : Modera	te, Area	Affected : 40%					
	Location: Throughout								
	Caulking Deteriorated, Extent: Severe, Area Affected: 60%								
	Location: Throu	_							
		Extent : Light, Area	Affected	: 60%					
	Location : Throu	ghout							
Window Wall	2% Now	\$8,000	2045	* *	5	\$15,200			
	-	acked, Extent : Light	_						
	Location: (2) Gl	ass Panes On The Ea	st Facad	le					
Windows									
Aluminum	100% 0-2	\$26,614,000	2050	* *	5	\$310,500			
	-	tent : Moderate, Area	ı Affected	d : 75%					
	Location: Throu	_							
	_	, Extent : Moderate, A		ected : 10%					
	Location : Vario	us Locations Through	out						
Parapets					_				
Pre-Cast Concrete	100%		LIFE	* *	5	\$96,700			
Roof	5 507		2020	de de	10	4125 5 00			
IRMA/Protected	75%		2030	* *	10	\$135,500			
Membrane	Variation Count	Entered Links Amer	A CC 4	1.50/					
	-	e, Extent : Light, Area us Areas Throughout			all a a4				
		as Areas Inrougnoui							
Modified Bitumen	5%		2030	* *	10	\$9,000			
Skylight, Metal/Glass	5%	T	2045	**	10	\$30,100			
		, Extent : Light, Area	Affected	: 100%					
	Location: Throu	_							
	Explanation: 4 U	Inits				****			
Traffic Topping	15%		2030	**	10	\$45,200			
	- C	ng, Extent : Light, Are	ea Affect	ed : 10%					
	Location : Throu	ghout							

Interior

^{**} 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
nterior								
Floors						_		
Cast in Place Concrete			\$50,900 tent : Light, Area ocations Through			5	\$523,900	
Ceramic Tile	5%	0-2	\$47,500	2034	* *	5	\$59,900	
Columne The	Cracking/C		Extent : Light, Are		ed : 10%	3	Ψ37,700	
Sheet Vinyl/Rubber	60%	0-2	\$2,180,200 mage, Extent : Lig	2025	\$43,603,000	5	\$1,077,700	
		: Througho	-	зиі, лгец	Affecteu : 10/0			
			: Moderate, Area A	Affected .	40%			
		: Througho		-55	,			
Slate	3%			LIFE	* *	5	\$76,300	
State		ervation. Ex	ctent : Severe, Arec		d : 100%	3	Ψ70,300	
		: Througho		33				
	Explanati	ion : Locate	ed On Ground Flo	or Lobby	/ Vestibule Area			
Vinyl Tile	20%			2030	* *	3	\$239,500	
,	Other Obse	ervation, Ex	ctent : Severe, Arec	a Affecte	d: 20%		, ,	
	Location	: 16th Floo	r And Elevator Co	re Areas	Throughout			
	Explanati	ion : This T	ile Is A Quartz/No	atural St	one Composite Ma	terial		
Wood	2%			2053	* *	5	\$89,800	
	Other Obse	ervation, Ex	ctent : Severe, Arec	a Affecte	d: 100%			
	Location	: Indoor In	mate/Psychiatric	Basketba	ıll Court Area			
	Explanati	ion : Refers	To Oak Flooring					
Interior Walls						_		
Ceramic Tile	5%			2034	* *	5	\$152,700	
Concrete Masonry Unit	7%		\$41.600	LIFE	* *	5	\$85,500	
Concrete Masonry Unit	3%	Now	\$41,600	LIFE		5	\$36,600	
	-		ent : Light, Area A p Room In Baseme	-	/3%			
Glass: Single Pane	5%			LIFE	* *	5	\$114,500	
Gypsum Board	15%			LIFE	* *	5	\$274,800	
Plaster	63%			LIFE	* *	5	\$577,100	
Wood	2%			LIFE	* *	5	\$244,300	

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

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

Asset #: 73

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Ceilings			_		
AcousTile,Adhered	20%	2030 **	5	\$479,000	
AcousTile,Adhered	5% 0-2 \$1,138,500	2045 **	5	\$59,900	
	Cracking/Crumbling, Extent: Severe, A Location: Throughout	rea Affected : 100%			
AcousTileSusp.Lay-In	5%	2038 **	5	\$119,700	
	Other Observation, Extent: Light, Area Location: Throughout Explanation: Elevator Lobby And Co	-			
Exposed Concrete	5% Now \$78,800	LIFE **	5	\$18,700	
Gypsum Board	Location: Bulkhead Exposed Reinforcement, Extent: Moder Location: Bulkhead 20% Now \$495,400	rate, Area Affected : 2%	5	\$598,700	
Gypsuin Board	Cracking/Crumbling, Extent: Light, Ard Location: Throughout Water Penetration, Extent: Light, Area	ea Affected : 10%	3	\$39 6 ,700	
	Location: Throughout	30			
Metal Panel	20% 4+ \$817,800	LIFE **	5	\$598,700	
Tiotal Panel	Broken/Missing Elements, Extent: Mod Location: Basement Corridor Deformed/Dented, Extent: Moderate, A Location: Throughout	erate, Area Affected : 100%	-	φ570,700	
Metal Panel	5%	LIFE **	5	\$149,700	
Plaster	20% Now \$321,400	LIFE **	5	\$299,400	
	Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Light, Area Location: Throughout	e, Area Affected : 10%	-	,,	

Electrical	Current Repair	Future Replace	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2055	* *	5	\$7,900	
	Other Observation, Extent: Moderate,	Area Affected: 100	%			
	Location: 13th Floor					
	Explanation: Five 4000 Amps Main	Disconnect Switch				
Transformers						
Dry Type	100%	2038	* *	5	\$5,600	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location : Electrical Room And Each	ı Floor				
	Explanation: Two 300 Kva, Two 150 480hv-208/120lv - Each Electrical C		a And O	ne 45 Kv	a	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 73

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		Tail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2051	* *	5	\$5,900	
Molded Case Bkrs	25%			2051	* *	5	\$10,000	
Raceway								
Busway	10%			2045	* *	1		
Conduit	50%			2025	\$798,000	1		
Conduit	25%			2045	* *	1		
Conduit	15%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2033	* *	5	\$1,700	
Fused Disc Sw	5%			2050	* *	5	\$1,700	
Molded Case Bkrs	25%			2050	* *	5	\$10,000	
Molded Case Bkrs	65%			2024	\$963,700	5	\$26,000	
Wiring								
Braided Cloth	50%	2-4	\$1,229,300	2050	* *	1		
		_	t : Moderate, Are	a Affecte	ed: 100%			
	Location :	Upper Flo	ors					
Busway	5%			2023	\$122,900	1		
Thermoplastic	20%			2025	\$491,700	1		
Thermoplastic	25%			2055	* *	1		
Motor Controllers								
Locally Mounted	35%			2023		5	\$3,600	
Motor Control Center	55%			2023	\$1,594,100	5	\$22,800	
Variable Frequency	10%			2045	* *			
Drive								
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$11,200	
Generic	50%			LIFE	* *	5	\$11,200	
Stand-by Power								
Transfer Switches	1000/			20.45	* *		Φ.4.6 7 .000	
Automatic	100%			2045		1	\$467,800	
			ent : Moderate, A					
			Electrical Room		ctrical Closets			
Company	Explanatio	on : 55- Uni	its With Different	Katings				
Generators	200/			2024	* *	1	\$117 000	
Diesel	20%	rvation Fre	ant · Light Area	2034		1	\$117,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room - 13th Floor							
		Generaior on : One 60		OI .				
D: 1		on . One 00	U KW	20.40	ale ale		Φ4 7 1,000	
Diesel	80%	minelou E	ant Madaire	2040	**	1	\$471,000	
			ent : Moderate, A		ciea : 80%			
			· Generator Roon	r				
	Explanatio	on : Four 7.	OU KW					

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

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

Asset #: 73

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Batteries	1000/	2020 \$1.500	-	ΦΕ. (200	
Lead/Acid	100%	2020 \$1,500	5	\$56,300	
	Other Observation, Extent : Moderate Location : Generator Room - 13th F				
	Explanation: 5- Units	1001			
Fuel Storage	Explanation . 5- Ohlis				
Day Tank	50%	2041 **	5	\$148,400	
_ uj =	Other Observation, Extent : Moderate		_	+,	
	Location : Generator Room - 13th F				
	Explanation: One 250 Gallons Per	Generator			
Main Tank	50%	2040 **	5	\$23,500	
	Other Observation, Extent: Moderate	, Area Affected : 100%			
	Location: Underground				
	Explanation: 15,000 Gallons				
Lighting					
Interior Lighting					
Fluorescent	63%	2030 **	10	\$924,500	
	Other Observation, Extent : Moderate				
	Location: Throughout The Building				
	Explanation: T-8 Lamps				
Fluorescent	5%	2035 **	10	\$73,400	
	T-5 Lamps And Fixtures, Extent: Mod	==			
77	Location : Lobby And Some Hallway		10	* 4.40.200	
Fluorescent	30%	2035 **	10	\$440,300	
	T-8 Lamps And Fixtures, Extent: Mod				
	Location: Throughout The Building			44.000	
HID	2%	2030 **	10	\$1,000	
Egress Lighting	200/	2035 **	1		
Emergency, Service	20%	2035 ** 2030 **	1		
Emergency, Service Exit, LED	40% 15%	2065 **	1		
Exit, LED Exit, Service	20%	2030 **	1		
Exit, Service	5%	2035 **	1		
Exterior Lighting	370	2033			
HID	100%	2025 \$5,871,600	10	\$4,700	
1112	Other Observation, Extent : Light, Are		10	Ψ1,700	
	Location : Around The Perimeter				
	Explanation : Recessed And Wall Mo	ounted			
Alarm					
Security System					
No Component	70%				
Generic	30%	2030 **	1	\$170,400	
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: Throughout				
E: (0 1 5 · · ·	Explanation : Fixed Cameras				
Fire/Smoke Detection	1000/	2025 017 102 700	1.2	¢027 000	
Generic, Analog	100%	2025 \$16,102,600	1-3	\$936,900	

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

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

Asset #: 73

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	98%			2035	* *	1		
Electricity	2%			2035	* *	1		
			Extent : Light, Area	Affected	: 10%			
		ı : Through						
-	Explana	tion : Unre	liable Operation					
Conversion Equipment			44 =00				***	
Hot Water Boiler	2%		\$1,500	2030	* *	1	\$14,200	
			Extent : Light, Area					
			or, 3 Of 4 Boilers	-	=	ements.		
		tion : 4 Ho	t Water Boilers For		-			
Pres. Reducing Valve/L	P 98%			2028	* *	5	\$93,100	
Steam								
Distribution	= 00/		4444 000	2024	* * * * * * * * * *		#20.400	
Hot Wtr Piping/Pump	50%		\$411,000	2024	\$4,109,500	4	\$39,400	
		_	Extent : Moderate,			.: F 1	Of The in Head of	
	Locanoi Life Cyc		er Piping And Pum	ping Sys	tems Are Approacr	ung Ena	Of Their Usejui	
Steam Piping/Pump	50%		\$571,200	2025	\$5,712,100	4	\$39,400	
Steam 1 iping/1 ump			Extent : Moderate,			7	Ψ52,400	
			nd Condensate Pip			nd Of Use	eful Life Cycle	
Terminal Devices			1		11 0	<i>J</i>	<i>y y y</i>	
Air Handler	70%	0-2	\$308,800	2020	\$6,175,500	1	\$623,400	
			tent : Moderate, A			_	70-0,100	
		-	or - Air Handlers A			e Cycle I	Rating	
	Other Ob	servation, E	Extent : Severe, Are	a Affecte	d : 100%	-	_	
			or Mechanical Eqi					
	Explana	tion : Deter	iorating Pipe Insu	lation, D	eteriorating Coolii	ng And H	leating Coil	
Air Handler	10%			2030	* *	1	\$99,000	
		servation, E	Extent : Moderate, 1		ected : 100%		+,	
		ı : 13th Flo						
	Explana	tion : Sever	al Newer Units In	Place				
Convector/Radiator	10%			2030	* *	1	\$51,700	
Fan Coil Unit/Heat	10%			2025	\$2,449,900	1	\$51,700	
1 un 0011 0 111 u 110 u		servation, E	Extent : Light, Area			-	φε1,700	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout							
		_	Temperature Indu	ction Uni	its Observed			
Air Conditioning	-							
Energy Source								
District C.W.	25%			2035	* *	1		
Electricity	75%			2033	* *	1		

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

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

Asset #: 73

Mechanical		Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2034	* *	1	\$1,212,100	
			Extent : Light, Ared	a Affected	: 100%			
		n : 13th Flo			===			
			Extent : Light, Area	Affected .	: 75%			
		n : 13th Flo						
			ctric Chillers					
Centrifugal, Compressor Turbine	25%			2034	* *	1	\$432,900	
		efrigerant, 1 n : 13th Flo	Extent : Light, Ared or	ı Affected	: 100%			
			Extent : Light, Area	Affected .	25%			
	Location	n : 13th Flo	or					
	Explana	tion : 1 Ste	am Driven Chiller					
Interior Pkg Unit - Cooling	5%			2023	\$1,053,600	2	\$4,900	
Distribution								
Chilled Wtr Pipe/Pump	100%		\$399,800	2035	* *	4	\$78,900	
			loderate, Area Affe	cted : 10%	6			
	Location	n : Roof Me	chanical Room					
Terminal Devices								
Air Handler/Cool/Ht	30%			2020	\$2,085,000	1	\$296,800	
Induction Unit	70%	ı		2020	\$6,375,400	1	\$361,700	
Heat Rejection								
Water Cooling Tower	100%		\$2,348,300	2023	\$4,696,500	2	\$1,288,300	
			tent : Moderate, A					
			Towers On Roof A			eir Usefu	l Life Cycle	
			Extent : Severe, Are	a Affected	l : 50%			
	Location							
	Explana	ition : Sevei	re Pan Leaks					
entilation								
Distribution	1000/			THOO	* *	2.5	¢002 200	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$892,200	
Exhaust Fans	C00/			2020	¢1.00 <i>E</i> 200	2	\$30.400	
Interior	60%		tent : Moderate, A	2020	\$1,085,200	2	\$29,400	
		-	aent : Moaerate, Al por - Exhaust Fans			ifa Cvala	Ratina	
			oor - Exhaust Falls					
Interior	40%			2030	* *	2	\$19,600	
lumbing								
H/C Water Piping				202-		_		
Brass/Copper	75%			2035	**	1		
Galv Iron/Steel	25%			2023	\$1,221,600	1		
		-	tent : Moderate, Ai omestic Water Stor			g End Oj	Their Useful Life	

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

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

Asset #: 73

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		
Plumbing								
Water Heater								
Electric	4%	2020	\$10,100	4	\$400			
	Other Observation, Extent: Light, Are	a Affected	: 100%					
	Location: 13th Floor							
	Explanation: For Emergency Use							
No Component	96%							
HW Heat Exchanger								
Low Temp	100%	2035	* *	4	\$237,300			
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Rigid Piping	100%	2025	\$11,300	4	\$1,600			
	Recent Repair Evident, Extent : Light,							
	Location: Near Receiving Bay, Sum	p Pumps W	ere Recently Rebu	ilt				
Sewage Ejector(s)								
Compressed Air	100%	2035	* *	4	\$2,500			
	Recent Repair Evident, Extent : Light,							
	Location : Sewer Ejector Pumping S	ystem Was	Recently Repaired	!				
Backflow Preventer	1000/	2020	ماد ماد		# 00.000			
Generic	100%	2030	* *	1	\$98,000			
Fixtures	1000/							
Generic	100%							
Vertical Transport Elevators								
Geared Traction	100%	LIFE	* *					
Geared Traction			. 100%					
	Other Observation, Extent : Light, Area Affected : 100% Location : (2) G-3 (2) B-6 (4) B-21 (1) B-22 (2)-18-23 (1) B-23 (5) 10-21 (5) B-21							
	Explanation : All 22 Elevators Are N							
Fire Suppression	Emplementon . The 22 Dievenors fire is	caring Lin	. oj men osejm i	,c Cyci				
Standpipe								
Generic	100%	2045	* *	1-5	\$836,600			
Sprinkler								
No Component	35%							
Generic	65%	2045	* *	1-2	\$291,300			
Fire Pump								
Generic	100%	2034	* *	1	\$298,800			
	Recent Repair Evident, Extent : Light,	Recent Repair Evident, Extent : Light, Area Affected : 100%						
	Location: Basement Fire Pump Roo	m - The Pu	mp, Pump Motor A	And Fire	Pump Controller			
G1	Were Recently Repaired							
Chemical System	1000/	2020	# 2 < 7 22	1.0	# 50 500			
Generic	100%	2020	\$26,700	1-3	\$50,600			
	Other Observation, Extent : Moderate	, Area Affe	стеа : 100%					
	Location: Kitchen	alsis a						
-	Explanation : There Is No Onsite Co	окіпд						

Maintenance \$ are aggregated over a 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: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$142,300	\$47,100
Interior Architecture	\$757,700	\$88,000
Electrical		\$264,800
Mechanical		\$86,400
Total	\$900,000	\$486,300
Importance Code A	\$142,300	\$47,100
Importance Code B	\$600,200	\$439,200
Importance Code C	\$157,500	
Total	\$900,000	\$486,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$1,200			
Interior Architecture			\$1,300	
Electrical	\$1,900	\$2,300	\$2,300	\$1,900
Mechanical	\$3,400	\$100	\$11,400	\$100
Total	\$6,500	\$2,400	\$15,000	\$2,000
Importance Code A	\$1,200			
Importance Code B	\$5,300	\$2,400	\$15,000	\$2,000
Importance Code C				
Total	\$6 500	\$2,400	\$15,000	\$2,000



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

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

Asset #: 74

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$400	
No Component	95%							
Parapets						_		
Metal Panel	5%		\$1,200	2045	* *	5	\$1,500	
		_	nents, Extent : Ligh	t, Area Ą	ffected: 40%			
	-		Along Street Side					
Metal: Cage/Fence	95%			2038	* *	5-10	\$113,000	
Roof								
Modified Bitumen	100%			2030	* *	10	\$76,300	
terior								
Floors	0.50		* 1 * 000		de de	_	***	
Cast in Place Concrete	95%		\$42,800	LIFE	**	5	\$88,000	
			Extent : Moderate, A		ctea : /5%			
			Locations Through					
Traffic Topping	5%			2025	\$26,900	5	\$2,600	
Interior Walls						_		
Concrete Masonry Unit	20%			LIFE	* *	5	\$4,000	
Masonry: Brick	80%		\$157,500	LIFE	* *			
			nents, Extent : Mod		ea Affected : 20%			
			Locations Through					
			d, Extent : Moderat		Affected : 75%			
	Location	ı : Various	Locations Through	out				
Ceilings						_		
Exposed Concrete	100%		\$557,400	LIFE	**	5	\$6,600	
			Extent : Severe, Are		d : 75%			
			Locations Through					
			rete Is Delaminated	d Or Mis.	sing From Water I	nfiltratio	n Exposing And	
	Kusting	i ne Koof S	tructural Steel					

Electrical	Curr	ent Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2055	* *	1		
Panelboards							
Fused Disc Sw	10%		2050	* *	5	\$100	
Molded Case Bkrs	90%		2050	* *	5	\$600	
Wiring							
Thermoplastic	100%		2055	* *	1		
Motor Controllers							
Locally Mounted	100%		2045	* *	5	\$200	

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	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	100%	2035	* *	10	\$26,000			
	Other Observation, Extent : M	oderate, Area Affe	cted : 100%					
	Location: Basement							
	Explanation: T-8 Lamps							
Egress Lighting								
Emergency, Service	50%	2035	* *	1				
Exit, Service	50%	2035	* *	1				
Alarm								
Security System								
No Component	50%							
Generic	50%	2035	* *	1	\$4,700			
Fire/Smoke Detection								
Generic, Analog	100%	2025	\$264,800	1-3	\$15,400			
_	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The B	uilding						
	Explanation : Alarm Control Pullbox, Horn And Smoke Do	-	t Main Building Is	Old But	Strobe Lights,			

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
Heating								
Energy Source								
Utility Steam	100%			2025	\$9,500	1		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$86,400	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%	Now	\$3,400	2020	\$11,300	4	\$1,600	
	Noisy/Vibi	ating, Exte	ent : Moderate, Are	a Affecte	ed : 20%			
	Location	: Large St	orage Area					
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	\$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.

Page: 35

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Electrical	\$74,800	
Total	\$74,800	
Importance Code B	\$74,800	
Total	\$74,800	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$23,600			
Interior Architecture	\$800			
Electrical	\$2,000	\$400	\$44,700	\$200
Mechanical	\$100	\$100	\$100	\$100
Total	\$26,500	\$400	\$44,800	\$300
Importance Code A	\$23,600			
Importance Code B	\$2,500	\$400	\$44,800	\$300
Importance Code C	\$400			
Total	\$26,500	\$400	\$44,800	\$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 #: 1006

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
xterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$4,500	LIFE	* *	5	\$7,300	
	Staining/D	iscoloring,	Extent: Light, Are	ea Affect	ed : 75%			
	Location	: East Wal	11					
Windows								
Metal Louvers	100%			2028	* *	10	\$1,100	
Roof								
Built-Up (BUR)	100%	Now	\$18,000	2035	* *			1
	Cracking/Crumbling, Extent: Severe, Area Affected: 100%							
	Location	: Through	out					
	Water Penetration, Extent: Severe, Area Affected: 100%							
	Location	: Through	out					
terior								
Floors								
Cast in Place Concrete	100%	Now	\$400	LIFE	* *	5	\$4,200	
	Horizontal Cracks, Extent: Light, Area Affected: 75%							
	Location : Adjacent To The Generator Mounts							
Interior Walls								
Concrete Masonry Unit	100%	Now	\$400	LIFE	* *	5	\$100	
•	Vertical Cracks, Extent : Light, Area Affected : 75%							
	Location	: Building	Entrance Wall					
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	\$300	

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2035	* *	5		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 2-2500 Amps Main Dis	connect S	Switch			
Transformers						
Dry Type	100%	2030	* *	5		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : 2- 225 Kva 480hv-208/	20lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2025	\$25,000	5	\$100	
Raceway						
Conduit	100%	2025	\$3,800	1		
Panelboards						
Fused Disc Sw	10%	2024	\$800	5		
Molded Case Bkrs	90%	2024	\$6,900	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.

HEALTH AND HOSPITALS CORP. - 819 BELLEVUE HOSPITAL BLDG Z

Asset #: 1006

Electrical	Current Repai	r 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
Under 600 Volts						
Wiring						
Thermoplastic	100%	2025	\$8,400	1		
Motor Controllers						
Locally Mounted	100%	2023	\$7,400	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		
Stand-by Power						
Transfer Switches						
Automatic	100%	2023	\$9,100	1	\$600	
Generators						
Diesel	100%	2021	\$74,800	1	\$700	
	Other Observation, Extent		cted : 100%			
	Location : Generator Roc					
	Explanation : One 600 K	w And One 750 Kw				
Batteries						
Nickel Cadmium	100%	2018	\$1,500	5	\$400	
Fuel Storage						
Day Tank	50%	2024	\$100	5	\$200	
	Other Observation, Extent		cted : 100%			
	Location : Generator Roc					
	Explanation : 275 Gallon					
Main Tank	50%	2028	* *	5		
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Underground					
	Explanation: 15,000 Gal	llons				
Lighting						
Interior Lighting						
HID	100%	2020	\$15,900	10	\$100	
Egress Lighting						
Emergency, Service	50%	2020	\$500	1		
Emergency, Battery	10%	2020	\$300	10		
Exit, Service	40%	2020	\$200	1		
Exterior Lighting						
HID	100%	2020	\$7,300	10		
Alarm						
Fire/Smoke Detection			,			
Generic, Analog	100%	2020	\$20,100	1-3	\$1,200	

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

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

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

HEALTH AND HOSPITALS CORP. - 819 BELLEVUE HOSPITAL BLDG Z

Mechanical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Fan Coil Unit/Heat	100%		2025	\$29,100	1	\$600	
	Other Observation, E	Extent : Light, Area A	Affected	: 100%			
	Location : Through	out					
	Explanation : Elect	ric Unit Heaters					
Ventilation							
Exhaust Fans							
Wall Unit	100%		2025	\$2,900	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2035	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

Page: 39

Print Date: 16-Sep-2016 HEALTH AND HOSPITALS CORP. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$153,600	\$276,000
Interior Architecture	\$254,800	\$347,700
Electrical		\$504,300
Total	\$408,400	\$1,128,000
Importance Code A	\$153,600	\$276,000
Importance Code B	\$64,500	\$794,700
Importance Code C	\$190,300	\$57,400
Total	\$408,400	\$1,128,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$35,500	\$5,500
Interior Architecture	\$58,500	\$3,100	\$6,400	\$19,700
Electrical	\$4,800	\$5,300	\$6,700	\$4,800
Mechanical	\$33,100	\$25,000	\$98,600	\$28,300
Total	\$96,400	\$33,300	\$147,100	\$58,300
Importance Code A	\$4,100	\$100	\$35,600	\$5,500
Importance Code B	\$92,300	\$33,200	\$111,500	\$52,900
Importance Code C				
Total	\$96,400	\$33,300	\$147,100	\$58,300



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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$129,700	
Masonry: Granite	5%			LIFE	* *	5	\$5,400	
Window Wall	5%			2045	* *	5	\$27,000	
Windows								
Aluminum	100%			2041	* *	5	\$11,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5		
Masonry: Brick	90%			LIFE	* *	5		
Roof								
Modified Bitumen	10%			2030	* *	10	\$21,900	
Paver: Asphalt	10%			2034	* *	10	\$32,900	
Single Ply Membrane	70%			2030	* *	10	\$153,600	
Skylight, Metal/Glass	2%			2045	* *	10	\$14,600	
Skylight, Plastic	3%			2038	* *	1		
Sloped Glazing	5%			LIFE	* *	5	\$146,300	
nterior								
Floors	1.00/	NT	¢10.000	LIPE	* *	~	644.000	
Cast in Place Concrete	10%		\$10,900	LIFE		5	\$44,800	
			xtent : Light, Area Locations Through		: 100%			
Ceramic Tile	3%			2034	* *	5	\$6,100	
Quarry Tile	5%			2038	* *	5	\$15,400	
Traffic Topping	5%			2025	\$129,900	5	\$12,800	
Vinyl Tile	72%			2030	* *	3	\$73,700	
Vinyl Tile	5%			2033	* *	3	\$5,100	
Interior Walls								
Cast in Place Concrete	5%		\$190,300	LIFE	* *			
		_	ients, Extent : Mod		ea Affected : 75%			
	Location	n : Basemer	it Foundation Wall	S				
Glass: Single Pane	3%			LIFE	* *	5	\$3,300	
Gypsum Board	60%			LIFE	* *	5	\$52,900	
Gypsum Board	5%			LIFE	* *	5	\$4,400	
		place Evide n : M R I Ro	ent, Extent : Light, . oom	Area Aff	ected : 100%			
Masonry: Brick	7%		·	LIFE	* *			
Plaster	10%			LIFE	* *	5	\$4,400	
SGFT/Glazed Masonry	10%			LIFE	* *	5	φ1,100	

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

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

^{**} 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
Interior								
Ceilings								
AcousTileSusp.Lay-In	63%			2038	* *	5	\$129,000	
Exposed Concrete	10%			LIFE	* *	5	\$3,200	
Gypsum Board	20%			LIFE	* *	5	\$51,200	
Metal Panel	5%	0-2	\$17,500	LIFE	* *	5	\$12,800	
	Bent/Warp	ped Elemen	ts, Extent : Modera	ite, Area	Affected : 10%			
	Location	ı : Basemen	t					
Plaster	2%	Now	\$2,700	LIFE	* *	5	\$2,600	
	Paint Pee	ling, Extent	: Severe, Area Affe	ected : 10	00%			
	Location	ı : Stair Sha	ıft -					

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
Over 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2055	* *	3	\$200	
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%			
	Location: Electrical Room		~			
T	Explanation: 1-1000 Amps Main D	isconnect .	Switch			
Transformers	1000/	2045	* *	3	¢500	
Dry Type	100% Other Observation, Extent: Moderate	2045		3	\$500	
	Location : Electrical Room	, Агеи Ајје	сией. 100/0			
	Explanation : 3- 4160pri-480/277sec	,				
Feeders	Estpranarion : 5 1100pm 100,277500	<u></u>				
Busway	30%	2042	* *	1		
Cable	70%	2050	* *	1		
Raceway						
Conduit	90%	2055	* *	1		
Tray	10%	2045	* *	1		
Inder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2055	* *	5	\$300	
	Other Observation, Extent : Moderate Location : Electrical Room	, Area Affe	ected : 100%			
	Explanation: 4-4000 Amps Main D	isconnect l	Switch			
Transformers						
Dry Type	50%	2045	* *	5	\$100	
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: 1-75 Kva, 1-30 Kva	And 1- 45 I				
Dry Type	50%	2045	* *	5	\$100	
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation : 3- 300 Kva					

 $[\]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 #:72

Electrical	Current Repai	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	20%	2055	* *	5	\$100		
Molded Case Bkrs	80%	2055	* *	5	\$1,400		
Raceway							
Conduit	100%	2055	* *	1			
Panelboards	100/	20.50	ماد ماد	_	Φ200		
Fused Disc Sw	10%	2050	* *	5	\$200		
Molded Case Bkrs	90%	2050	· · ·	5	\$1,600		
Wiring	1000/	2055	* *	1			
Thermoplastic	100%	2055	4-4-	1			
Motor Controllers	40%	2045	* *	5	\$200		
Locally Mounted Variable Frequency	60%	2045	* *	3	\$200		
Drive	0070	2043					
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,000		
Stand-by Power					7-,000		
Transfer Switches							
Automatic	100%	2045	* *	1	\$20,200		
	Other Observation, Extent Location: Throughout To Explanation: 6 Units		ed : 100%				
Lighting							
Interior Lighting							
Fluorescent	90%	2035	* *	10	\$112,900		
	T-8 Lamps And Fixtures, E Location : Throughout Th		Affected : 100%				
Fluorescent	10%	2035	* *	10	\$12,500		
	T-5 Lamps And Fixtures, E Location : Throughout Ti		Affected: 100%				
Egress Lighting							
Emergency, Service	60%	2035	* *	1			
Exit, Service	40%	2035	* *	1			
Exterior Lighting						_	
HID	100%	2035	* *	10	\$200		
Alarm							
Security System	# 00/						
No Component	50%	2025	Φ101 3 00		010.00 0		
Generic	50%	2025	\$101,300	1	\$12,200		
Fire/Smoke Detection	600/						
No Component	60%	2025	\$277.500	1.2	¢1 </td <td></td>		
Generic, Analog	40%	2025	\$277,500	1-3	\$16,100		
	Other Observation, Extent Location : Throughout Ti		ea : 100%				
	Explanation : Alarm Con Pullbox And Smoke Dete	trol System Located At M	Main Bldg Is Ola	l But Stoi	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

Priority

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2030	* *	4	\$2,500	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location: Basement					
	Explanation: 1 Unit					
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2045	* *	1-5	\$71,500	
Sprinkler						
No Component	10%					
Generic	90%	2045	* *	1-2	\$34,500	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Emergency Buil	ding				
	Explanation : Sprinklers In	Emergency Building	Only			

Page: 45

Print Date: 16-Sep-2016 HEALTH AND HOSPITALS CORP. - FY 2017

Asset Name : COLER MEMORIAL HOSPITAL BLDG A
Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0003.010 / 83 Yr Built/Renovated : 1950 /

Area Sq Ft : 183,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 01-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Pen

Block : 1373 Lot : 50 BIN : 1086492

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,489,000	\$447,500
Interior Architecture	\$1,421,000	\$613,400
Electrical	\$199,800	\$2,698,800
Mechanical	\$31,400	\$1,054,500
Total	\$3,141,200	\$4,814,200
Importance Code A	\$1,489,000	\$447,500
Importance Code B	\$1,323,200	\$4,293,000
Importance Code C	\$329,000	\$73,700
Total	\$3,141,200	\$4,814,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$8,000		\$6,300	
Interior Architecture	\$49,200		\$5,900	\$19,000
Electrical	\$10,600	\$7,400	\$8,000	\$9,300
Mechanical	\$76,100	\$28,600	\$55,300	\$25,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$167,700	\$59,700	\$99,100	\$77,600
Importance Code A	\$13,100	\$5,000	\$12,100	\$5,000
Importance Code B	\$154,700	\$54,600	\$87,100	\$72,600
Importance Code C				
Total	\$167.700	\$59,700	\$99,100	\$77,600



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

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

Asset #:83

chitecture	Current Repair	Future	Replacement	М	aintenance					
stem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
terior										
Exterior Walls										
Masonry: Brick	100% Now \$1 Efflorescence, Extent: Mode Location: All Facades Patching Evident, Extent: M			5	\$350,000					
	Location: Throughout									
	Recent Repair Evident, Extent Location: At Window Lint		ted : 20%							
	Repointing Failure, Extent : Location : At Window Lint		: 15%							
	Water Penetration, Extent :	Moderate, Area Affec	rted : 15%							
	Location : Perimeter Walls	s At Soffits, 3rd Floor	Connecting Bridg	зe						
Windows										
Aluminum	100% Now Air Infiltration, Extent: Mod Location: Throughout Broken/Missing Elements, E Location: Throughout			5	\$3,800					
	Ctrwt/Balnc Not Funct, Exte Location: Throughout	ent : Moderate, Area .	Affected : 50%							
Parapets										
Masonry: Brick	95% Recent Repair Evident, Exte Location : Parapets Repoi			5-10	\$95,500					
Masonry: Limestone	5% Recent Repair Evident, Exter Location : Throughout	LIFE nt : Light, Area Affec	* * ted : 100%	5-10	\$9,000					
	Location . Infoughout									
Roof	Localion . Inroughoul									
Roof IRMA/Protected Membrane	12%	2035	* *	10	\$13,800					
IRMA/Protected				10	\$13,800					
IRMA/Protected	12% Recent Replace Evident, Ext			10	\$13,800 \$6,300					

Interior

Asset #:83

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	ı							
Floors								
Carpet	5%			2023	\$123,900	3	\$19,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$41,500	
Terrazzo	5%			LIFE	* *	5	\$14,800	
Vinyl Tile	25%			2027	\$412,700	3	\$23,700	
Vinyl Tile	25%			2035	* *	3	\$17,800	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Through	out					
	Explana	tion : Plani	k Vinyl Floated Ove	er Existir	ig Floors			
Vinyl Tile 9" X 9"	35%	Now	\$748,500	2037	* *	3	\$24,900	
•	Broken/M	issing Elen	nents, Extent : Mod	erate, Ar	rea Affected : 20%			
	Location	ı : Through	out					
	Cracking/	Crumbling,	, Extent : Moderate	, Area Aj	ffected : 25%			
	Location	ı : Through	out	_	-			
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	d: 100%			
	Location	ı : Through	out					
	Explana	tion : Tiles	Adhered With Hot	Black M	astic			
Interior Walls								
Gypsum Board	10%			LIFE	* *	5-10	\$76,000	
Plaster	55%	Now	\$201,700	LIFE	* *	5	\$73,700	
	Water Per	netration, E	Extent : Moderate, A	rea Affe	cted : 20%			
	Location	ı : Soffits A	bove Window Head	ls				
SGFT/Glazed Masonry	35%			LIFE	* *	10	\$78,200	
Ceilings	2370						+ : = ,===	
AcousTile,Adhered	15%	0-2	\$270,800	2047	* *	5	\$14,200	
ricous riic, ranorca			nents, Extent : Ligh		ffected : 25%	J	Ψ11,200	
		ı : Corridoi	_	,)J			
			Damage, Extent : Mo	oderate.	Area Affected : 20	%		
		ı : Corridoi	-	,		, 0		
			t : Moderate, Area A	Affected	: 25%			
		ı : Corridoi		2550000	. 25,0			
A cougT:1cCusp I co. I-	45%		. (~/	2032	* *	5	¢05 400	
AcousTileSusp.Lay-In					**		\$85,400	
Exposed Concrete	5%			LIFE	**	5-10	\$11,900	
Plaster	35%			LIFE	· · · ·	5-10	\$114,200	

Electrical	Current Repair	Future Repla	acement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2057	* *	5	\$4,800	
	Other Observation, Extent : Moderate	, Area Affected : I	100%			
	Location : Electrical Room 1st Floor	r				
	Explanation: Two 4000 Amps Hpc 1	Main Disconnect S	Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2057	* *	5	\$4,800	

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

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

Asset #:83

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Raceway									
Conduit	85%			2027	\$169,600	1			
Conduit	15%			2057	* *	1			
Panelboards									
Fused Disc Sw	5%			2052	* *	5	\$200		
Fused Disc Sw	5%			2026	\$9,200	5	\$200		
Molded Case Bkrs	75%			2026	\$137,600	5	\$3,600		
Molded Case Bkrs	15%			2052	* *	5	\$700		
Wiring			4400 000						
Braided Cloth	65%	2-4	\$199,800	2052	**	1			
		-	nt : Moderate, Are out The Building	a Affecte	ed : 100%				
Thermoplastic	20%			2037	* *	1			
Thermoplastic	15%			2057	* *	1			
Motor Controllers									
Locally Mounted	40%			2025	\$145,400	5	\$500		
Locally Mounted	50%			2032	* *	5	\$600		
Locally Mounted	10%			2047	* *	5	\$100		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$5,400		
Stand-by Power									
Transfer Switches									
Automatic	100%			2047	* *	1	\$56,600		
Lighting									
Interior Lighting	200/			2022	* *	10	¢22.200		
Fluorescent	20%	mation E	stant Madagata	2032		10	\$23,300		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
		_	T-8 Lamps						
T		m . Osing	1-0 Lamps	2027	¢1.207.100	10	Φ77. C00		
Fluorescent	65%	mention E	utant Madanata	2027	\$1,386,100	10	\$75,600		
			xtent : Moderate, A out The Building	<i>rea А</i> ӈе	естеа : 100%				
		_	_						
771		on : Using	T-12 Lamps	2025	ata ata	10	Φ. σ. ο ο ο		
Fluorescent	5%		T. 1. E W	2037	**	10	\$5,800		
	Location :			aerate, A	Area Affected : 100	1%0			
Fluorescent	10%			2037	* *	10	\$11,600		
	T-8 Lamps A	And Fixtur	es, Extent : Moder	ate, Are	a Affected : 100%				
	Location:	Througho	out The Building						
Egress Lighting									
Emergency, Service	45%			2032	* *	1			
Emergency, Battery	10%			2027	\$17,500	10	\$3,100		
Exit, Service	45%			2027	\$19,500	1	•		
Exterior Lighting									

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 #:83

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2027	\$56,900	1	\$6,900	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$11,300	

Mechanical		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Campus Steam	100%			2037	* *	1		
			Extent : Light, Area	Affected	: 100%			
			Of The Building					
	Explana	tion : Provi	ided From Outside	Tempore	ary Boiler.			
Conversion Equipment								
Heat Exchanger	80%			2030	* *	1	\$50,200	
Pres. Reducing Valve/LI Steam	20%			2030	* *	5	\$1,500	
Distribution								
Hot Wtr Piping/Pump	80%			2035	* *	4	\$7,500	
Steam Piping/Pump	20%			2037	* *	4	\$1,300	
Terminal Devices								
Air Handler	20%			2027	\$139,900	1	\$15,700	
Convector/Radiator	80%			2032	* *	1	\$32,800	
ir Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment	• 0 - 1				400.400			
Reciprocating Compr/Chiller	20%			2027	\$88,100	1	\$11,800	
			tent : Light, Area A enthouse Mechanic					
Reciprocating Compr/Chiller	20%			2035	* *	1	\$11,800	
•			Extent : Light, Area enthouse Mechanic					
			Extent : Light, Area					
			enthouse Mechanic					
			g Refrigerant 410a	1 1				
Window/Wall Unit	60%		, , ,	2022	\$160,000	1		
Distribution					·			
Chilled Wtr Pipe/Pump	40%			2037	* *	4	\$2,500	
No Component	60%							

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

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

Asset #:83

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	Priorit
ir Conditioning	•			•				•
Terminal Devices								
Air Handler/Cool/Ht	Location Malfuncti	l, Extent : M n : Penthou oning, Exte	\$4,400 Ioderate, Area Affe se Mechanical Equ nt : Severe, Area A se Mechanical Equ	ipment R ffected : .	oom, Deteriorated 50%			
No Component	60%	ı						
Heat Rejection	0070							
Air Condenser Unit	60%			2032	* *	2	\$53,000	
Remote Air Cond	40%		\$31,000	2027	\$310,000	2	\$28,300	
			t : Severe, Area Afj			_	420,000	
		n : 7th Floor						
entilation			-					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$112,000	
Exhaust Fans							•	
Interior	95%			2027	\$136,200	2	\$3,700	
Roof	5%			2027	\$5,200	2	\$200	
umbing							· · · · · · · · · · · · · · · · · · ·	
H/C Water Piping								
Galv Iron/Steel	100%			2032	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	Other Ob	servation, E	Extent : Moderate, 1	Area Affe	cted : 100%			
	Locatio	n : Galvani:	zed Steel Througho	ut				
	Explana	ition : Pipin	g Nearing End Of	Useful Li	fe			
Storm Drain Piping		-						
Cast Iron	100%			LIFE	* *	1		
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Locatio	n : Galvaniz	ed Steel Througho	ut				
	Explana	ition : Pipin	g Nearing End Of	Useful Li	fe			
Sump Pump(s)						_		
Rigid Piping	100%			2022	\$11,300	4	\$2,500	
Backflow Preventer								_
Generic	100%			2035	* *	1	\$7,800	
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
	Locatio	n : East Sid	e Of Building A					
	Explana	tion : Loca	ted Outside Of The	Building				
Fixtures								
Generic	100%							
ertical Transport						_		
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
		T 0.4	T 16					
	Locatio	n : Two C-6	, Iwo I-0					

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.

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
Fire Suppression							
Standpipe							
Generic	100%		2037	* *	1-5	\$64,000	
Sprinkler							
No Component	85%						
Generic	15%		2037	* *	1-2	\$5,300	
Chemical System							
Generic	100%		2026	\$26,700	1-3	\$50,600	

Page: 52

Print Date: 16-Sep-2016 HEALTH AND HOSPITALS CORP. - FY 2017

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 : 01-Mar-2016 Landmark Status : NONE

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

Block : 1373 Lot : 50 BIN : 1040750

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,665,800	\$1,059,000
Interior Architecture	\$1,250,200	\$2,151,300
Electrical	\$307,300	\$2,796,700
Mechanical	\$77,000	\$2,721,300
Total	\$5,300,300	\$8,728,200
Importance Code A	\$3,665,800	\$1,059,000
Importance Code B	\$1,313,400	\$7,546,200
Importance Code C	\$321,200	\$123,000
Total	\$5,300,300	\$8,728,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,100		\$11,700	
Interior Architecture	\$139,100		\$8,700	\$79,700
Electrical	\$18,900	\$13,100	\$14,500	\$16,300
Mechanical	\$119,100	\$94,700	\$94,900	\$102,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$319,100	\$115,700	\$137,700	\$206,200
Importance Code A	\$46,400	\$12,300	\$25,900	\$12,300
Importance Code B	\$257,900	\$103,400	\$111,900	\$193,900
Importance Code C	\$14,800			
Total	\$319,100	\$115,700	\$137,700	\$206,200



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

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

Asset #: 84

Architecture	Current Repair		Future Replacement		M					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior										
Exterior Walls										
Cast in Place Concrete	5%			LIFE	* *	5	\$101,600			
Glass Block	3%			LIFE	* *	5	\$7,600			
Masonry: Brick	90%	Now	\$564,100	LIFE	**	5	\$182,800			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Above Window Lintels									
	Patching .	Patching Evident, Extent : Moderate, Area Affected : 25% Location : All Facades								
	Water Penetration, Extent : Moderate, Area Affected : 10%									
	Location	ı : 3rd Floo	r Connecting Tunn	el Betwe	en Buildings B And	d C				
Window Wall	2%			2037	* *	5	\$15,200			
Windows										
Aluminum	97% Air Infiltr	Now ation, Exter	\$2,598,400 nt : Severe, Area Af	2052 fected : 2	* *	5	\$30,300			
	Location	ı : Through	out							
		issing Elem ı : Through	nents, Extent : Mode out	erate, Ar	rea Affected : 25%					
			ct, Extent : Modera	te, Area	Affected : 35%					
	Location	ı : Through	out							
Metal Louvers	3%			2030	* *	10	\$11,700			
Parapets										
Masonry: Brick	50% Int Morta	Now r Miss/Erod	\$227,100 d, Extent : Moderat	LIFE e, Area A	* * Affected : 20%	5	\$19,200			
	Location	ı : Through	out							
	_	n Growth, E 1 : Through	Extent : Moderate, 1 out	Area Affe	ected : 25%					
			xtent : Moderate, A	rea Affe	cted : 15%					
			Wall Atop 3rd Floo							
Masonry: Limestone	5%			LIFE	* *	5-10	\$23,500			
Metal Rail	45%			2032	* *	5-10	\$312,800			
Roof										
Copper/Terne	10%	Now	\$9,300	2055	* *					
		ıetration, E ı : Above K	xtent : Moderate, A itchen	rea Affe	cted : 5%					
Modified Bitumen	85%			2032	* *	10	\$287,300			
	5%			LIFE	* *	5	\$450,700			

Interior

^{**} 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
nterior								
Floors								
Carpet	20%			2023	\$1,214,700	3	\$186,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$203,600	
Ceramic Tile	3%			2036	* *	5	\$14,000	
Terrazzo	7%			LIFE	* *	5	\$50,900	
Vinyl Tile	40%			2027	\$1,618,200	3	\$93,100	
Vinyl Tile	15%			2035	* *	3	\$26,200	
			Extent : Light, Area	Affected	! : 100%			
		ı : Through						
	Explana	tion : Vinyl	Plank Flooring Fl		op Existing Floor			
Vinyl Tile 9" X 9"	5%		\$262,100	2037	* *	3	\$8,700	
	Broken/M	issing Elem	ients, Extent : Seve	re, Area	Affected : 25%			
		ı : Basemen						
	Cracking/	Crumbling,	Extent : Severe, A	rea Affeo	cted : 25%			
	Location	ı : Basemen	ıt					
Interior Walls								
Glass: Single Pane	2%			LIFE	* *	5	\$16,400	
Gypsum Board	15%			LIFE	* *	5-10	\$139,400	
Marble Panels	3%			LIFE	* *	10	\$6,600	
Plaster	45%			LIFE	* *	5-10	\$209,100	
SGFT/Glazed Masonry	35%			LIFE	* *	10	\$95,700	
Ceilings								
AcousTileConcealSpLn				2044	* *	5	\$87,200	
AcousTileSusp.Lay-In	35%			2032	* *	5	\$162,900	
Exposed Concrete	10%			LIFE	* *	5-10	\$58,200	
Metal Panel	5%			LIFE	* *	5	\$58,200	
Plaster	25%			LIFE	* *	5-10	\$199,900	
Plaster	5%		\$31,200	LIFE	* *	5	\$14,500	
			Extent : Moderate					
			ing Corridor To C	_				
			Extent : Moderate, A					
	Location	ı : Connect	ing Corridor To C	Building				
Plaster	5%	Now	\$312,200	LIFE	* *	5	\$14,500	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 25%			
	Location	ı : Window	Soffits - 3rd Floor	Connect	ing Tunnel Betwee	n Buildin	gs B And C	
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 50%			
	Location	ı : Window	Soffits - 3rd Floor	Connect	ing Tunnel Between	n Buildin	gs B And C	

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

Under 600 Volts

 $[\]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 #: 84

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	* *	5	\$8,600	
			Extent : Moderate, A	Area Affe	ected : 100%			
			al Room 1st Floor					
	Explana	tion : Two	4000 Amps. Hpc M	ain Disc	onnect Switch			
Switchgear / Switchboard Molded Case Bkrs	100%			2057	* *	5	\$8,600	
Raceway							·	
Conduit	70%			2027	\$279,300	1		
Conduit	30%			2057	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$18,300	5	\$400	
Fused Disc Sw	5%			2052	* *	5	\$400	
Molded Case Bkrs	70%			2026	\$256,800	5	\$6,000	
Molded Case Bkrs	20%			2052	* *	5	\$1,700	
Wiring								
Braided Cloth	50%	2-4	\$307,300	2052	* *	1		
		-	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	30%			2037	* *	1		
Thermoplastic	20%			2057	* *	1		
Motor Controllers								
Locally Mounted	70%			2025	\$535,500	5	\$1,500	
Locally Mounted	20%			2032	* *	5	\$400	
Locally Mounted	10%			2047	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$9,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$100,700	
Fuel Storage								
Main Tank	50%			2062	* *	5	\$4,600	
		servation, E 1 : Outside	Extent : Moderate, A	Area Affe	ected : 100%			
	Explana	tion : 12,00	00 Gallons Capacit	y				
No Component	50%	<u> </u>						
Lighting	2070							

Lighting

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

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

Asset #: 84

\$85,500 \$156,800	Priority
\$156,800	
\$156,800	
\$156,800	
\$156,800	
\$14,300	
\$28,500	
\$7,500	
\$1,000	
\$12,200	
	\$1,000

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Campus Steam	100%	2037	* *	1		
	Other Observation, Extent : Light, A	rea Affected : 100%				
	Location: Outside Temporary Boil	er				
	Explanation : Steam Supply From	Outside Tempory Boi	ler.			
Conversion Equipment						
Heat Exchanger	80%	2030	* *	1	\$123,000	
Pres. Reducing Valve/LP	20%	2030	* *	5	\$3,700	
Steam						
Distribution						
Hot Wtr Piping/Pump	80%	2035	* *	4	\$18,400	
Steam Piping/Pump	20%	2037	* *	4	\$3,100	

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

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

Asset #: 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
Heating							
Terminal Devices							
Air Handler	20% Now	\$34,300	2032	* *	1	\$34,600	
	Corroded, Extent : S	'evere, Area Affected	d: 20%				
	Location: Roof		cc 1	2007			
	Malfunctioning, Ext	ent : Severe, Area Aj	ffected : .	20%			
C	Location: Roof		2022	* *	1	¢00.200	
Convector/Radiator	80%		2032	1- 1-	1	\$80,300	
Air Conditioning Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment	10070		2043				
Reciprocating	35%		2027	\$377,600	1	\$50,500	
Compr/Chiller	2070		_0_,	φε,σσσ	-	φεσ,εσσ	
1	R-22 Refrigerant, Ex	tent : Light, Area A	ffected :	100%			
	Location: Through	hout					
Exterior Pkg Unit -	25%		2032	* *	2	\$4,800	
Cooling							
Window/Wall Unit	40%		2022	\$261,400	1		
Distribution							
Chilled Wtr Pipe/Pump	35%		2037	* *	4	\$5,400	
No Component	65%						
Terminal Devices							
Air Handler/Cool/Ht	100%		2027	\$1,350,300	1	\$192,200	
Heat Rejection	25.			****			
Air Condenser Unit	35%		2027	\$222,300	2	\$75,800	
No Component	65%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$274,500	
Exhaust Fans	10070		LIITE		2-3	\$274,300	
Interior	100%		2027	\$351,400	2	\$9,500	
lumbing	10070		2027	ψ331,400		Ψ2,500	
H/C Water Piping							
Galv Iron/Steel	100%		2032	* *	1		
HW Heat Exchanger							
Low Temp	100%		2037	* *	4	\$30,700	
	Other Observation,		Area Affe	cted : 30%			
	Location: Baseme						
	Explanation: 3 Ur	nits					
Sanitary Piping	1000/						
Cast Iron	100%	Entered M. 1	LIFE	**	1		
	Other Observation,			стеа : 100%			
		zed Steel Throughor		f_{α}			
	Ехриананон : Рърг	ng Nearing End Of	o sejui Lį	je			

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

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

Mechanical	Current Repair	Future F	Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Galvanized Steel Throughout								
	Explanation: Piping Nearing End	d Of Useful Life							
Sump Pump(s)									
Rigid Piping	100%	2022	\$11,300	4	\$2,500				
Sewage Ejector(s)									
Electric	100%	2032	* *	4	\$1,600				
Backflow Preventer									
Generic	100%	2032	* *	1	\$19,000				
	Other Observation, Extent : Light, A	Area Affected : 1	100%						
	Location: Building A Basement								
	Explanation: Water Main Locate	d In Adjacent Bı	uilding						
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : Light, A	Area Affected : 1	100%						
	Location: (1) B-3 (1) 1-3								
	Explanation: Two Units								
Fire Suppression									
Standpipe									
Generic	100%	2037	* *	1-5	\$156,700				
Sprinkler									
No Component	50%								
Generic	50%	2037	* *	1-2	\$43,500				
Chemical System					•				
Generic	100%	2026	\$26,700	1-3	\$50,600				

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.

Page: 59

Print Date: 16-Sep-2016 HEALTH AND HOSPITALS CORP. - FY 2017

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 : 01-Mar-2016 Landmark Status : NONE

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

Block : 1373 Lot : 50 BIN : 1096493

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$416,000	\$1,255,000
Interior Architecture	\$383,200	\$221,100
Electrical	\$184,400	\$2,839,400
Mechanical	\$32,200	\$420,500
Total	\$1,015,800	\$4,736,100
Importance Code A	\$416,000	\$1,255,000
Importance Code B	\$269,900	\$3,357,300
Importance Code C	\$330,000	\$123,700
Total	\$1,015,800	\$4,736,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$20,400	\$3,800	\$19,300	
Interior Architecture	\$30,400		\$35,300	\$9,700
Electrical	\$10,700	\$7,600	\$8,100	\$9,800
Mechanical	\$23,100	\$21,200	\$25,100	\$17,900
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$109,400	\$57,200	\$112,400	\$62,100
Importance Code A	\$23,600	\$7,000	\$24,400	\$3,200
Importance Code B	\$85,700	\$50,200	\$88,000	\$58,900
Total	\$109 400	\$57.200	\$112,400	\$62,100



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

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

Asset #: 85

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	\$21,600	
Masonry: Brick	95%			LIFE	* *	5	\$657,300	
Windows								
Aluminum	100%			2049	* *	5	\$7,600	
	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
_	Location	i : Through	out					
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	\$102,300	
Masonry: Limestone	5%			LIFE	* *	5-10	\$10,700	
Metal Rail	10%			2040	* *	5-10	\$31,800	
Roof								
Copper/Terne	3%			2055	* *	10	\$10,300	
Modified Bitumen	97%			2027	\$793,200	10	\$133,200	
terior								
Floors								
Ceramic Tile	10%			2036	* *	5	\$19,500	
Terrazzo	5%			LIFE	* *	5	\$15,200	
Vinyl Tile	60%			2035	* *	3	\$43,800	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Through	out					
	Explana	tion : Planh	k Vinyl Flooring Fl	oated Ab	ove Existing			
Vinyl Tile	25%			2032	* *	3	\$18,300	
Interior Walls							. ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Cast in Place Concrete	5%			LIFE	* *	10	\$57,300	
Gypsum Board	15%			LIFE	* *	5-10	\$116,900	
Plaster	60%			LIFE	* *	5-10	\$233,700	
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$45,800	
Ceilings							. ,	
AcousTileSusp.Lay-In	50%			2032	* *	5	\$97,400	
AcousTileSusp.Lay-In	15%			2040	* *	5	\$29,200	
Exposed Concrete	5%			LIFE	* *	5-10	\$12,200	
Metal Panel	5%			LIFE	* *	5	\$24,300	
Plaster	25%			LIFE	* *	5-10	\$83,700	

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
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2057	* *	5	\$5,000	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room 1st Floor					
	Explanation: One 2000 Amps And 12	00 Amps	Main Disconnect S	Switch		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2057	* *	5	\$5,000	

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

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

Asset #: 85

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System	% of Fail Da	te Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Year		FY		(Yrs)		
Type	· ·						
Under 600 Volts							
Raceway	0.004		2025	44.70 < 99			
Conduit	80%		2027	\$159,600	1		
Conduit	20%		2057	* *	1		
Panelboards				de de	_		
Fused Disc Sw	5%		2052	**	5	\$200	
Fused Disc Sw	5%		2026	\$9,200	5	\$200	
Molded Case Bkrs	70%		2026	\$128,400 * *	5	\$3,500	
Molded Case Bkrs	20%		2052	* *	5	\$1,000	
Wiring	600V 2. 4	Ø104 400	2052	ale ale			
Braided Cloth	60% 2-4	\$184,400	2052	**	1		
	_	Extent : Moderate, Are	a Affecte	ed: 100%			
		ighout The Building					
Thermoplastic	20%		2027	\$61,500	1		
Thermoplastic	20%		2057	* *	1		
Motor Controllers							
Locally Mounted	80%		2025	\$290,700	5	\$1,000	
Locally Mounted	20%		2047	* *	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$5,500	
Stand-by Power							
Transfer Switches							
Automatic	100%		2047	* *	1	\$58,000	
Lighting							
Interior Lighting	200/		2022	ale ale	10	#27 000	
Fluorescent	30%	F 16 1	2032	* *	10	\$35,800	
		n, Extent : Moderate, A	Area Affe	ected : 100%			
		ghout The Building					
	Explanation : T-	8 Lamps					
Fluorescent	50%		2027	\$1,093,500	10	\$59,700	
		, Extent : Moderate, A	Area Affe	ected : 100%			
		ghout The Building					
	Explanation : T-	12 Lamps					
Fluorescent	10%		2032	* *	10	\$11,900	
		, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Hallw	vays					
	Explanation: Cf	l - Compact Fluoresc	ent Light	Fixtures			
Fluorescent	10%		2037	* *	10	\$11,900	
	T-8 Lamps And Fi	xtures, Extent : Mode	rate, Are	a Affected : 100%			
	Location: Throu	ghout The Building					
Egress Lighting							
Emergency, Service	50%		2032	* *	1		
Emergency, Battery	5%		2027	\$9,000	10	\$1,600	
Exit, Service	45%		2027	\$19,900	1		
Exterior Lighting							
HID	100%		2027	\$728,400	10	\$600	

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 #: 85

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2027	\$58,300	1	\$7,000	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2027	\$199,700	1-3	\$12,000	

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	
Heating								
Energy Source								
Campus Steam	100%		2037	* *	1			
•		servation, Extent : Light, Area	Affected	! : 100%				
		a: Outside Temporary Boiler						
	Explana	tion : Provided Steam From C	Outside T	emporary Boiler.				
Conversion Equipment	# 00.4		2022	4143 00		#22.20 0		
Heat Exchanger	50%		2023	\$14,200 * *	1	\$32,200		
Pres. Reducing Valve/LP	50%		2030	* *	5	\$3,900		
Steam								
Distribution	50 0/		20.42	* *	4	¢4.000		
Hot Wtr Piping/Pump	50% 50%		2043 2037	* *	4 4	\$4,800 \$3,200		
Steam Piping/Pump	30%		2037	-11-	4	\$3,200		
Terminal Devices Convector/Radiator	100%		2032	* *	1	\$42,000		
Air Conditioning	100%		2032		1	\$42,000		
Energy Source								
Electricity	100%		2035	* *	1			
Conversion Equipment	10070		2033					
Window/Wall Unit	100%		2022	\$273,500	1			
Ventilation Ventilation	10070			Ψ273,500	-			
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$114,900		
Exhaust Fans								
Interior	100%		2027	\$147,100	2	\$4,000		
Plumbing				·				
H/C Water Piping								
Galv Iron/Steel	100%		2032	* *	1			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Rigid Piping	100%		2027	\$11,300	4	\$2,500		

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

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

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2032	* *	1	\$8,000	
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location : Outside Of Build	ing A				
	Explanation : Located In Ad	jacent Building				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location: Floors 1, 2, 3, 4,	5				
	Explanation: Five Units					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$65,600	
Sprinkler						
Generic	100%	2053	* *	1-2	\$36,400	

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

Page: 64

Print Date: 16-Sep-2016 HEALTH AND HOSPITALS CORP. - FY 2017

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 : 01-Mar-2016 Landmark Status : NONE

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

Block : 1373 Lot : 50 BIN : 1086491

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,218,500	\$195,900
Interior Architecture	\$93,400	\$432,400
Electrical	\$47,300	\$344,400
Mechanical	\$38,200	\$208,600
Total	\$1,397,300	\$1,181,300
Importance Code A	\$1,218,500	\$195,900
Importance Code B	\$178,800	\$985,400
Total	\$1,397,300	\$1,181,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$12,700		\$7,600	-
Interior Architecture	\$114,700		\$10,400	\$9,200
Electrical	\$2,700	\$2,100	\$2,300	\$2,400
Mechanical	\$25,400	\$9,900	\$13,800	\$10,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$159,400	\$15,900	\$38,100	\$26,300
~				
Importance Code A	\$13,800	\$1,100	\$9,700	\$1,100
Importance Code A Importance Code B	\$13,800 \$95,400	\$1,100 \$14,800	\$9,700 \$28,400	\$1,100 \$23,200
•		, , ,	1- 4	



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

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

Asset #:87

Architecture	Curre	ent Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	1000/ N	Φ10 2 000	LIEE	* *	~	Φ110 C00	
Masonry: Brick	100% Nov	v \$182,900 re, Extent : Moderate,	LIFE		5	\$118,600	
		re, Exient . Moderate, hanical Bulkhead	Агеи Ајјес	nea . 1076			
Windows	Location : Meet	idilicai Bilikileda					
Aluminum	95% Nov	v \$995,000	2052	* *	5	\$11,600	
	Air Infiltration, E	Extent : Severe, Area Aj	fected : 50	0%		, ,	
	Location : Thro	oughout					
	Broken/Missing I	Elements, Extent : Mod	erate, Are	a Affected : 20%			
	Location: Thro	oughout					
		Funct, Extent : Modera	ate, Area A	ffected : 50%			
	Location: Thro	oughout					
Metal Louvers	5%		2030	* *	10	\$7,600	
Parapets	600/		LIEE	ታ ታ	5 10	Φ4 7 , 5 00	
Masonry: Brick	60% 10%		LIFE LIFE	* *	5-10 5-10	\$47,500	
Masonry: Limestone Metal Rail	30%		2032	* *	5-10 5-10	\$14,100 \$62,800	
Roof	3070		2032		3-10	\$02,800	
Modified Bitumen	100%		2032	* *	10	\$39,200	
Interior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$36,300	
Terrazzo	20%		LIFE	**	5	\$25,900	
Vinyl Tile	60%	402.400	2027	\$432,400 * *	3	\$24,900	
Vinyl Tile 9" X 9"	10% Nov	v \$93,400 Elements, Extent : Seve	2037		3	\$3,100	
	Location: Thro		re, Area A	јјестеа . 25%			
		agnoui stent : Severe, Area Aff	ected · 250	%			
	Location : Thro		. 2 37				
Interior Walls							
Ceramic Tile	5%		2036	* *	5	\$3,900	
Concrete Masonry Unit	5%		LIFE	* *	5	\$3,100	
Gypsum Board	25%		LIFE	* *	5-10	\$33,100	
Plaster	50%		LIFE	* *	5-10	\$33,100	
SGFT/Glazed Masonry	15%		LIFE	* *	10	\$5,800	
Ceilings	• 0		• • • •	_	-		
AcousTileConcealSpLn			2040	* *	5	\$20,700	
AcousTileSusp.Lay-In	50%		2032	* *	5	\$41,400	
Exposed Concrete	5% 25%		LIFE	* *	5-10	\$5,200 \$35,600	
Plaster	25%		LIFE		5-10	\$33,000	

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

Under 600 Volts

Maintenance \$ are aggregated over a 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	* *	5	\$1,100	
			Extent : Moderate, 1	Area Affe	ected : 100%			
			al Room 1st Floor					
	Explana	tion : One	1200 Amps Hpc Mc	ain Disco	nnect Switch			
Switchgear / Switchboard						_		
Molded Case Bkrs	100%			2057	* *	5	\$1,100	
Raceway								
Conduit	80%			2027	\$42,000	1		
Conduit	20%	ı		2057	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	\$2,300	5		
Fused Disc Sw	5%			2052	* *	5		
Molded Case Bkrs	60%			2026	\$27,500	5	\$700	
Molded Case Bkrs	30%	ı		2052	* *	5	\$300	
Wiring								
Braided Cloth	60%		\$47,300	2052	* *	1		
		_	ent : Moderate, Are	ea Affecte	ed : 100%			
	Location	n : Through	out					
Thermoplastic	20%			2057	* *	1		
Thermoplastic	20%	1		2037	* *	1		
Motor Controllers								
Locally Mounted	70%	ı		2025	\$66,900	5	\$200	
Locally Mounted	30%			2047	* *	5	\$100	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,200	
tand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$12,900	
ighting								
Interior Lighting								
Fluorescent	30%			2032	* *	10	\$15,200	
	Other Ob.	servation, E	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	n : Through	out The Building					
	Explana	ition : Usin	g T-8 Lamps					
Fluorescent	55%	1		2032	* *	10	\$27,900	
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%		. ,	
			out The Building	30				
		_	g T-12 Lamps					
Fluorescent	5%		, -·····P~	2032	* *	10	\$2,500	
Tuorescent			Extent : Moderate, A		octed · 100%	10	Ψ2,300	
		servanon, 1 n : Hallway		пси пуре	u . 100/0			
		-	s Compact Fluoresce	ont Liabt	Firtures)			
Electronic			готрасі ғиотеѕсе		rixiures) **	10	ΦE 100	
	10%			2037	* *	10	\$5,100	
Fluorescent			res, Extent : Mode	4.	a Affanta J . 1000/			

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

Maintenance \$ are aggregated over a ten-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 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
Lighting								
Egress Lighting								
Emergency, Service	45%			2027	\$12,500	1		
Emergency, Battery	5%			2027	\$3,800	10	\$700	
Exit, Service	50%			2027	\$9,400	1		
Exterior Lighting								
HID	100%			2027	\$162,200	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$26,000	1	\$3,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	* *	1-3	\$5,200	

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2037	* *	1		
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Outside ?	The Building					
	Explanat	ion : Provi	ded From Outside	Tempore	ary Boiler.			
Conversion Equipment								
Heat Exchanger	40%			2030	* *	1	\$11,000	
Pres. Reducing Valve/LP	o 60%			2030	* *	5	\$2,000	
Steam								
Distribution								
Hot Wtr Piping/Pump	40%			2035	* *	4	\$1,600	
Steam Piping/Pump	60%			2037	* *	4	\$1,600	
Terminal Devices								
Air Handler	10%	Now	\$30,500	2037	* *	1	\$3,100	
	Not in Serv	vice, Extent	t : Severe, Area Aff	ected : 2	5%			
	Location	: Room 54	09					
Air Handler	25%	Now	\$7,600	2027	\$76,300	1	\$7,700	
	Damper(s)) Malfuncti	oning, Extent : Mod	lerate, A		%	. ,	
			cal Equipment Roo		33			
Convector/Radiator	65%			2032	* *	1	\$11,600	
Air Conditioning							•	
Energy Source								
Electricity	100%			2043	* *	1		

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

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

Asset #:87

Mechanical Property of the Control o	Curron	t Repair	Euture	Replacement	М	aintenance	
ystem Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning							
Conversion Equipment							
Window/Wall Unit	75%		2022	\$87,300	1		
No Component	25%	T	A CC . 1	00/			
	Location : Basem	Extent : Light, Area	Affectea :	: 0%			
		eni Sting 2 Units Were R	amoved 1	Rocausa Tha Unit	s Destroy	ved By Sandy	
Distribution	Explanation . Ext	sung 2 Onus Were K	emoveu, 1	because The Ohii.	Desiro	уей Бу Запау.	
Chilled Wtr Pipe/Pump	25%		2047	* *	4	\$1,000	
No Component	75%		_0.,		·	Ψ1,000	
Terminal Devices							
No Component	25%						
-	Other Observation,	Extent : Light, Area	Affected :	0%			
	Location: Basem	ent					
	Explanation: Exi	sting Unit Removed,	Because '	The Unit Destroye	ed By Sar	ndy.	
No Component	75%						
Heat Rejection							
Water Cooling Tower	25%		2028	* *	2	\$13,900	
		Extent: Moderate, A	Area Affec	eted : 100%			
	Location: Roof						
	Explanation : No	t Using Now					
No Component	75%						
entilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$48,900	
Exhaust Fans	100%		LIFE		2-3	\$40,900	
Roof	100%		2027	\$45,000	2	\$1,700	
umbing	10070		2021	Ψ+3,000		ψ1,700	
H/C Water Piping							
Galv Iron/Steel	100%		2032	* *	1		
HW Heat Exchanger							
Low Temp	100%		2037	* *	4	\$5,500	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	Other Observation,	Extent: Moderate, A	Area Affec	rted : 100%			
		iized Steel Througho					
	Explanation: Pip	ing Nearing End Of	Useful Lif	ie –			
Storm Drain Piping	4.00-						
Cast Iron	100%	E 14 1	LIFE	**	1		
		Extent : Moderate, A		rtea : 100%			
		iized Steel Througho ing Nearing End Of		a.			
	Explanation : Pip	ing wearing Ena Of	∪sejui Lif	e			
Sump Dump(s)							
Sump Pump(s)	100%		2035	* *	1	\$2.500	
Rigid Piping	100%		2035	* *	4	\$2,500	
Rigid Piping Backflow Preventer				**			
Rigid Piping	100%		2035 2032		1	\$2,500 \$2,600	

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

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

Page: 69

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

Mechanical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Liga	ht, Area Affected : 100%				
	Location: B, 1, 2, 3, 4					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$27,900	
Sprinkler						
Generic	100%	2053	* *	1-2	\$15,500	

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

Page: 70

Print Date: 16-Sep-2016 HEALTH AND HOSPITALS CORP. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$156,600	\$53,900
Interior Architecture	\$127,500	
Total	\$284,100	\$53,900
Importance Code A	\$156,600	\$53,900
Importance Code C	\$127,500	
Total	\$284,100	\$53,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,000	\$4,800		
Interior Architecture	\$9,600	\$200	\$100	
Electrical				
Mechanical	\$400	\$3,500	\$500	\$200
Total	\$21,000	\$8,500	\$600	\$200
Importance Code A	\$11,000	\$4,800		
Importance Code B	\$9,600	\$3,700	\$600	\$200
Importance Code C	\$300			
Total	\$21,000	\$8,500	\$600	\$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.

HEALTH AND HOSPITALS CORP. - 819 CONEY ISLAND HOSPITAL AMBULANCE

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior									
Exterior Walls									
Masonry: Brick	80% Now	\$37,700	LIFE	* *	5	\$12,200			
	Horizontal Cracks, Ex	tent : Severe, Ared	a Affected	: 10%					
	Location: Main Entrance								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location: Throughout								
	Rusting Masonry Supt, Extent: Moderate, Area Affected: 25%								
	Location: Over Main Entrance								
	Spalling, Extent: Seve		: 10%						
	Location: East Facade								
		Other Observation, Extent : Light, Area Affected : 100%							
	Location : Through								
	Explanation: Buildi	ng Is Undergoing	Construct			ly In Operation			
Metal Sect. OHD	20%		2029	* *	5	\$9,500			
Windows			-0.40		_	4000			
Aluminum	100% Now	\$76,600	2049	* *	5	\$900			
	Air Infiltration, Extent: Light, Area Affected: 50%								
	Location : Througho	out							
Parapets	1000/ NI	¢11.000	LIEE	* *	_	¢1.000			
Masonry: Brick	100% Now	\$11,000 Extent : Moderate	LIFE		5	\$1,900			
	Cracking/Crumbling,		, Area Ajje	eciea : 10%					
	Location : Throughout Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Through		е, Агеи Ај	jeciea . 50%					
Roof	Location : Through	·ui							
Built-Up (BUR)	50% Now	\$42,300	2034	* *					
Built-Op (BOK)	Blisters, Extent: Mod								
	Location : Flat Sect								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location: Flat Section								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Flat Sect		-55						
Modified Bitumen	50%		2024	\$53,900	10	\$9,000			
nterior	3070		2024	Ψ33,700	10	Ψ2,000			
Floors									
	90% 0-2	\$9,000	LIFE	* *	5	\$18,500			
Cast in Place Concrete	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
Cast in Place Concrete	Cracking/Crumbling,	Extent : Moderate	, Area A <u>f</u> fe	eciea : 10%					
Cast in Place Concrete	Cracking/Crumbling, Location: Througho		, Area Affe	eciea : 10%					
Cast in Place Concrete Ceramic Tile			2033	* *	5	\$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.

HEALTH AND HOSPITALS CORP. - 819 CONEY ISLAND HOSPITAL AMBULANCE

Asset #: 2671

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$800	
Gypsum Board	20%			LIFE	* *	5	\$1,600	
Masonry: Brick	60%	Now	\$127,500	LIFE	* *			
	Cracking/	Crumbling,	Extent: Severe, A.	rea Affec	cted : 40%			
	Location	: Through	out					
	Misaligne	d/Bulging, 1	Extent : Severe, Ar	ea Affect	ed : 50%			
	Location	: Through	out					
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	\$1,200	
AcousTileSusp.Lay-In	5%			2029	* *	5	\$500	
Exposed Concrete	80%			LIFE	* *	5	\$1,200	
Plaster	5%			LIFE	* *	5	\$300	
	Water Per	etration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Tour Lie	utenant Office					

Electrical		Current Repair Future Replacement		M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	20%			2024	\$800	1		
Under Construction	80%							
Panelboards								
Fused Disc Sw	5%			2023	\$400	5		
Molded Case Bkrs	30%			2023	\$2,300	5	\$100	
Under Construction	65%							
Wiring								
Thermoplastic	20%			2024	\$1,700	1		
Under Construction	80%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$2,800	10	\$1,200	
	_		res, Extent : Modei	ate, Are	a Affected : 100%			
	Location	ı : Offices						
Under Construction	80%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
Under Construction	100%							

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

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

Asset #: 2671

Electrical	Current Repair		Future Replacement		М		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
Under Construction	100%						
Fire/Smoke Detection							
Under Construction	100%						

Mechanical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Campus Steam	100%	2034	**	1			
	Other Observation, Extent : Light, Area Location : Power Plant	a Affected : 1	00%				
	Explanation : Steam Comes From Ad	iggant Dawa	. Dlant Duildina				
Distribution	Explanation . Steam Comes From Au	jaceni Fower	Fiani Builaing				
Steam Piping/Pump	100%	2034	* *	4	\$500		
Steam 1 iping/1 amp	Other Observation, Extent : Severe, Ar		100%	•	4000		
	Location: Throughout						
	Explanation : Under Construction At	The Time Of	Survey - Mecha	anical Sy	stems Extensively		
	Damaged By Superstorm Sandy						
Terminal Devices	400/	2024	#12.000		φ1 c00		
Air Handler	40%	2024	\$13,900	1	\$1,600		
	Other Observation, Extent : Light, Area Location : Throughout	a Ajjeciea : 1	00%				
	Explanation: Under Construction At	The Time Ot	Survey				
Convector/Radiator	10%	2029	**	1	\$200		
Convector/Radiator	Other Observation, Extent : Light, Area		00%	1	\$200		
	Location : Throughout						
	Explanation : Under Construction At	The Time Of	Survey				
Unit Heater-Stm/HW	50%	2024	\$20,800	4	\$300		
ir Conditioning							
Energy Source							
Electricity	100%	2032	* *	1			
Conversion Equipment							
Exterior Pkg Unit -	25%	2024	\$7,400	2	\$100		
Cooling	Other Ohamanian Francis Liebs Ann	A CC 4 - 1 . 1	000/				
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout						
	Explanation: Under Construction At	The Time Of	Survey				
Window/Wall Unit	25%	2019	\$3,300	1			
No Component	50%	2017	\$5,500	1			
rentilation	3070						
Distribution							
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$1,400		
No Component	60%						
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.

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

^{**} 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 Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		
Water Heater							
Under Construction	100%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Throug	hout					
	Explanation: Und	ler Construction At '	The Time	Of Survey			
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Throug	hout					
	Explanation: Und	ler Construction At T	The Time	Of Survey			
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Under Construction	100%						
Sprinkler							
Under Construction	100%						
Fire Pump							
Under Construction	100%						
Chemical System							
Under Construction	100%						

Page: 75

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$819,400	\$50,000
Interior Architecture	\$111,500	\$56,500
Electrical	\$50,600	\$269,100
Mechanical		\$243,300
Total	\$981,400	\$618,800
Importance Code A	\$819,400	\$50,000
Importance Code B	\$91,300	\$568,900
Importance Code C	\$70,800	
Total	\$981,400	\$618,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$87,600			
Interior Architecture	\$50,300	\$500		\$1,800
Electrical	\$19,400	\$12,300	\$1,100	\$700
Mechanical	\$7,900	\$44,500	\$1,800	\$1,800
Total	\$165,200	\$57,300	\$2,800	\$4,300
Importance Code A	\$87,600			
Importance Code B	\$73,400	\$57,300	\$2,800	\$4,300
Importance Code C	\$4,300			
Total	\$165,200	\$57 300	\$2,800	\$4 300



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

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

Architecture	Current Repair	Future Replacement	Maintenance							
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority					
Exterior										
Exterior Walls										
Copper/Terne	15% 0-2 \$103,1									
	Deteriorated Finish, Extent: Mode	rate, Area Affected : 20%								
	Location: Throughout	A A CC4-1 . 1000/								
	Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout									
	Explanation : Told By Hospital M	anagement That Ruilding Is Sc	heduled	To Re Demolished						
Masonry: Brick	80% Now \$348,0		5	\$28,200	1					
Wasoniy. Brick	Diagonal Cracks, Extent : Severe, A		3	\$26,200	1					
	Location: Corners	<i>JJ</i>								
	Horizontal Cracks, Extent : Severe,	Area Affected : 20%								
	Location : East Facade, West Facade									
	Jnt Mortar Miss/Erod, Extent: Seve									
	Location: East Facade, West Fac									
	Rusting Masonry Supt, Extent: Sev									
	Location : Above Second Floor W									
Masonry: Limestone	5% 0-2 \$19,7		5	\$1,300						
	Jnt Mortar Miss/Erod, Extent : Light Location : Throughout	u, Area Ajjeciea . 20%								
Windows	Locuiton: Infoughour									
Metal Clad	50% Now \$161.5	00 2049 **	5	\$9,500						
	Bent/Warped Elements, Extent : Mo			1- 7						
	Location: Stairs									
	Deformed/Dented, Extent : Modera	te, Area Affected : 25%								
	Location : Second Floor									
	Thermally Inefficient, Extent : Mod	erate, Area Affected : 100%								
	Location: Throughout									
Steel	50% Now \$162,3		5	\$19,000						
	Corrosion/Rusting, Extent: Modera	ite, Area Affected : 50%								
	Location : Throughout Hardware Missing, Extent : Modere	ate Area Affected : 50%								
	Location: Throughout	iie, Area Ajjeciea . 5070								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
	Location : Throughout	. 50								
	Unit Inoperable, Extent : Moderate	, Area Affected : 50%								
	Location: Throughout									

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

Asset #: 67

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Parapets Copper/Terne	20% 4+ \$17,70 Broken/Missing Elements, Extent : I Location : Throughout Deformed/Dented, Extent : Moderat	ight, Area Affected : 5%	5	\$2,400	
Masonry: Brick	Location: Throughout 75% Now \$44,50 Diagonal Cracks, Extent: Moderate Location: Corners Misaligned/Bulging, Extent: Moder Location: West Facade Vertical Cracks, Extent: Moderate, Location: Corners	e, Area Affected : 10% rate, Area Affected : 10%	5	\$3,800	
Masonry: Limestone	5% 0-2 \$10,80 Jnt Mortar Miss/Erod, Extent : Seve Location : Throughout		5	\$300	1
Roof Built-Up (BUR)	95% Now \$29,40 Blisters, Extent: Moderate, Area Afg Location: Throughout Vegetation Growth, Extent: Modera Location: Around Drains Water Penetration, Extent: Modera Location: Engineering Office Worn/Eroded, Extent: Moderate, An Location: Throughout	fected : 25% ute, Area Affected : 15% te, Area Affected : 10%			
Skylight, Metal/Glass	5% 0-2 \$10,00 Broken/Missing Elements, Extent : S Location : Throughout				1
Interior					
Floors Ceramic Tile	5% 0-2 \$2,10 Cracking/Crumbling, Extent : Mode Location : Throughout		5	\$500	
Terrazzo	10% 2-4 \$20,60 Cracking/Crumbling, Extent : Mode Location : Throughout		5	\$1,700	
Vinyl Tile	30% 0-2 \$11,30 Cracking/Crumbling, Extent : Mode Location : Throughout		3	\$2,400	
Vinyl Tile	35% 0-2 \$6,60 Cracking/Crumbling, Extent : Mode Location : Throughout		3	\$2,800	
Vinyl Tile	20% Recent Replace Evident, Extent: Lig Location: Throughout	2034 ** ght, Area Affected : 100%	3	\$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.

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Gypsum Board	15%	0-2	\$4,300	LIFE	* *	5	\$3,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40% Location : Throughout								
Plaster	85%	0-2	\$70,800	LIFE	* *	5	\$8,600		
	_	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 20%		. ,		
Ceilings									
AcousTileSusp.Lay-In	30%	Now	\$5,400	2037	* *	5	\$3,300		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 2% Location: Engineering Office								
			xtent : Moderate, A ring Office	Area Affe	cted : 10%				
Plaster	70%	0-2	\$40,700	LIFE	* *	5	\$9,500		
	U	Crumbling, : Through	Extent : Severe, A. out	rea Affec	eted : 20%				
	Water Pen	etration, E	xtent : Severe, Ared	a Affecte	d : 20%				
		: Through		33					

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	
Under 600 Volts									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2024	\$50,000	5	\$300		
Raceway									
Conduit	90%			2024	\$12,800	1			
Conduit	10%			2034	* *	1			
Panelboards									
Fused Disc Sw	5%			2023	\$1,500	5			
Fused Knife Sw	10%	2-4	\$3,100	2049	* *	5			
	Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Basement On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout								
Fused Toggle Switch	10%	2-4	\$3,100	2049	* *	5			
		ed Life, Ex : Through	tent : Moderate, Ai out	ea Affec	ted : 100%				
Molded Case Bkrs	30%			2023	\$9,200	5	\$100		
Molded Case Bkrs	45%			2040	* *	5	\$200		

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

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

Asset #: 67

Electrical	Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth	70% 2-4	\$12,500	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%						
	Location : Through	out					
Thermoplastic	20%		2024	\$3,600	1		
Thermoplastic	10%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%		2037	* *	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	90%		2024	\$219,100	10	\$12,000	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Through						
	Explanation: Using	T-8 Lamps					
Fluorescent	10%		2034	* *	10	\$1,300	
	T-8 Lamps And Fixtu	res, Extent : Modera	ite, Are	a Affected : 100%			
	Location : Electrica	l Workshop					
Egress Lighting							
Emergency, Battery	10%		2032	* *	10	\$400	
Emergency, Battery	40%		2019	\$8,000	10	\$1,400	
Exit, Service	40%		2019	\$2,000	1		
Exit, Service	10%		2032	* *	1		
Exterior Lighting							
HID	100%		2019	\$50,600	10		
Alarm							
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$8,100	

Mechanical	Current Repair		Futur	e Replacement	Ma	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Campus Steam	100%		2024	\$4,900	1			
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location: Power I	Plant						
	Explanation : Stea	m Comes From Sepa	irate Po	ver Plant Building				
Distribution								
Steam Piping/Pump	100%		2024	\$103,400	4	\$700		
Terminal Devices								
Convector/Radiator	100% Now	\$7,000	2022	\$139,900	1	\$4,200		
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location: 1st Floo	or, 2nd Floor						
Air Conditioning								
Energy Source								
Electricity	100%		2032	* *	1			

 $[\]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.

Mechanical	echanical Curren		nt Repair Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	80%		2019	\$24,400	1			
No Component	20%							
Terminal Devices								
Fan Coil - Cooling	20%		2029	* *	1	\$900		
No Component	80%							
Heat Rejection								
Air Condenser Unit	20%		2029	* *	2	\$2,000		
No Component	80%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%		2029	* *	1			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Rigid Piping	100%		2019	\$11,300	4	\$2,500		
		ervation, Extent : Light, Area A	Affected	: 100%				
		: Basement						
	Explanati	ion : No Access						
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler	20-1							
No Component	80%		2011			* • • •		
Generic	20%		2044	* *	1-2	\$800		
Chemical System								
No Component	80%		• 0.4.5	A =				
Generic	20%		2019	\$5,300	1-3	\$10,100		
	Other Observation, Extent: Light, Area Affected: 100%							
		: Throughout						
	Explanati	ion : Fire Extinguishers						

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

Page: 81

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$815,800	\$113,400
Interior Architecture	\$55,700	\$207,900
Electrical	\$397,800	\$1,137,600
Mechanical	\$114,600	\$71,400
Total	\$1,383,800	\$1,530,400
Importance Code A	\$815,800	\$113,400
Importance Code B	\$512,300	\$1,376,200
Importance Code C	\$55,700	\$40,700
Total	\$1,383,800	\$1,530,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$64,500	\$23,200	\$1,500	
Interior Architecture	\$55,200	\$2,300	\$4,800	\$2,400
Electrical	\$3,800	\$4,600	\$3,100	\$3,100
Mechanical	\$10,100	\$13,800	\$12,900	\$6,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$145,500	\$55,800	\$34,200	\$23,500
Importance Code A	\$65,500	\$24,400	\$7,000	\$1,000
Importance Code B	\$76,300	\$30,400	\$27,100	\$22,500
Importance Code C	\$3,600	\$900		
Total	\$145,500	\$55,800	\$34,200	\$23,500



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

Asset #:89

Architecture	Current Repair	Current Repair Future Replacement			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls Copper/Terne Masonry: Brick	5% 80% Now \$699,900 Diagonal Cracks, Extent: Moderate, A Location: Penthouse Horizontal Cracks, Extent: Moderate, A Location: East Facade Misaligned/Bulging, Extent: Moderate, Location: East Facade Rusting Masonry Supt, Extent: Moderate, Location: East Facade	Area Affected : 10% , Area Affected : 10%	10 5	\$16,600 \$113,400	
Masonry: Limestone	5% Now \$39,600 Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	LIFE ** te, Area Affected : 15%	5	\$5,300	
Stucco Cement	5% 0-2 \$10,500 Cracking/Crumbling, Extent : Light, Ar Location : Throughout	2029 ** rea Affected : 10%	5	\$8,900	
Window Wall	5% Now \$17,400 Water Penetration, Extent: Light, Area Location: Throughout	2044 ** Affected: 10%	5	\$13,300	
Windows	100%	2040 **	5	\$2.100	
Aluminum Parapets	100%	2040	<u> </u>	\$3,100	
Masonry: Brick	90% Now \$31,600 Expansion Int Failure, Extent : Modera Location : Throughout	LIFE ** ate, Area Affected : 20%	5	\$5,400	
Masonry: Limestone	5% 0-2 \$3,200 Water Penetration, Extent : Light, Area Location : Throughout	LIFE ** Affected: 10%	5	\$400	
Metal: Cage/Fence	5% Now \$300	2029 **	5	\$1,000	
Roof Built-Up (BUR)	5% 0-2 \$10,900 Vegetation Growth, Extent: Moderate, Location: Over Canopy Worn/Eroded, Extent: Moderate, Area Location: Over Canopy	••			
Built-Up (BUR)	30% 0-2 \$65,300 Miss/Damaged Flashings, Extent : Mod Location : Penthouse	2034 ** lerate, Area Affected : 20%			
Built-Up (BUR) Modified Bitumen	50% 10% Recent Installation, Extent: Light, Area Location: 5th Floor	2029 ** 2034 ** a Affected : 100%	10 10	\$23,200 \$4,600	
Traffic Topping	5% 0-2 \$1,400 Blisters, Extent: Light, Area Affected: Location: Throughout	2024 \$14,400 10%			

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

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

Asset #:89

Architecture		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	\$13,500	
Cast in Place Concrete	2%			LIFE	* *	5	\$3,400	
	_	olace Evide : Through	ent, Extent : Light, out	Area Aff	ected : 100%			
Ceramic Tile	4%			2033	* *	5	\$3,100	
Ceramic Tile	1%			2039	* *	5	\$800	
		tallation, E : Through	Extent : Light, Area out	Affected	! : 100%			
Vinyl Tile	25%	0-2	\$16,700	2024	\$167,200	3	\$7,200	
	Cracking/C		Extent : Light, Are				, , , , , ,	
Vinyl Tile	50%			2029	* *	3	\$14,400	
Vinyl Tile	10%			2034	* *	3	\$2,900	
	•	olace Evide : Through	ent, Extent : Light, out	Area Aff	ected : 100%			
Interior Walls								
Ceramic Tile	1%			2039	* *	5	\$1,800	
	_	olace Evide : Through	ent, Extent : Light, out	Area Aff	ected : 100%			
Ceramic Tile	4%			2033	* *	5	\$7,200	
Glass: Single Pane	5%			LIFE	* *	5	\$6,800	
Gypsum Board	15%			LIFE	* *	5	\$16,300	
Plaster	75%	Now	\$55,700	LIFE	* *	5	\$40,700	
	Location	: 6th Floo	Extent : Light, Area r And Bathrooms ¹ And Mildew Prese		: 30%			
Ceilings								
AcousTileConcealSpLn	Cracking/C	0-2 Crumbling, : Through	\$15,900 Extent : Light, Are out	2029 ea Affecto	* * ed : 10%	5	\$24,000	
AcousTileSusp.Lay-In		0-2 l/Bulging, : Through	\$4,800 Extent : Moderate, out	2037 Area Aff	* * fected : 30%	5	\$5,800	
Exposed Concrete	10%	2-4	\$12,700	LIFE	* *	5	\$1,200	
	Cracking/C		Extent : Light, Are		ed : 15%	2	¥2, 2 00	
	-						\$12,000	

Electrical	С	urrent R	Repair	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #:89

Electrical	Current Repair	Future Replace	ement M	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	ed Cost Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts					
Service Equipment					
Fused Disc Sw	100%		21,300 5	\$300	
	Other Observation, Extent: Mode	rate, Area Affected : 100	9%		
	Location: Electrical Room				
	Explanation: One 2000 Amps N	Iain Disconnect Switch			
Switchgear / Switchboard	750/	2024	02.700 5	Φ1. 7 00	
Molded Case Bkrs	75%		93,700 5	\$1,500	
Molded Case Bkrs	25%	2034	** 5	\$500	
Raceway	700/	2024	70.000 1		
Conduit	70%		70,900 1		
Conduit	30%	2034	** 1		
Panelboards	100/	2022	\$6,000 5	\$200	
Fused Disc Sw	10%		\$6,900 5	\$200	
Molded Case Bkrs	60%		41,300 5	\$1,200	
Molded Case Bkrs	30%	2032	** 5	\$600	
Wiring	700/ 2.4 0110	100 2040	** 1		
Braided Cloth	70% 2-4 \$110,		* * 1		
	Insulation Aged, Extent: Modera	te, Area Affectea : 100%			
	Location: Throughout				
Thermoplastic	30%	2034	** 1		
Motor Controllers					
Locally Mounted	70%		07,100 5	\$400	
Locally Mounted	30%	2029	** 5	\$200	
round					
Grounding Devices					
Generic	100%	LIFE	** 5	\$1,100	
tand-by Power					
Transfer Switches					
Automatic	100%	2029	** 1	\$22,900	
ighting					
Interior Lighting					
Fluorescent	90%		77,500 10	\$42,400	
	Other Observation, Extent : Mode		9%		
	Location : Throughout The Build	ding			
	Explanation: T-8 Lamps				
Fluorescent	10%	2034	* * 10	\$4,700	
	T-8 Lamps And Fixtures, Extent:	Moderate, Area Affected	: 100%		
	Location: First Floor				
Egress Lighting					
Emergency, Service	5%	2034	* * 1		
Emergency, Service	45%	2024 \$	11,600 1		
Exit, Service	50%		\$8,800 1		
Exterior Lighting			•		
HID	100%	2019 \$2	87,700 10	\$200	

Alarm

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

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

Asset #:89

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
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	\$8,400	
Fire/Smoke Detection								
Under Construction	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		
Heating								
Energy Source								
Campus Steam	100%	2024	\$6,900	1				
	Other Observation, Extent : Light, Area							
	Location: 4th Floor Mechanical Equi	_						
	Explanation : Steam Comes From Sep	arate Pow	ver Plant Building	•				
Conversion Equipment	400/	2020	Φ4.500		#10.200			
Heat Exchanger	40%	2020	\$4,500	1	\$10,200			
	Other Observation, Extent: Light, Area							
	Location: 4th Floor Mechanical Equi	ртепт ко	om					
	Explanation: 2 Units							
No Component	60%	1.00	00/					
	Other Observation, Extent : Light, Area	Affected .	: 0%					
	Location:	D. D.	D 11.11					
	Explanation: Prv Station Located In I	ower Pla	nt Building					
Distribution	400/	2022	* *	4	¢1 000			
Hot Wtr Piping/Pump	40% 60%	2032 2034	* *	4 4	\$1,000 \$2,300			
Steam Piping/Pump		_00.		4	\$2,300			
	Other Observation, Extent : Light, Area Affected : 20% Location : 1st Floor							
	Explanation: Entire 1st Floor Is Unde	raoina C	onstruction Due T	o Hurrio	vana Sandy			
	Damage	rgoing Co	mstruction Due 1	o marric	ине Зиниу			
Terminal Devices	0							
Air Handler	20%	2024	\$22,700	1	\$6,400			
Convector/Radiator	40%	2029	* *	1	\$6,600			
Induction Unit	40%	2027	\$32,100	1	\$6,600			
Air Conditioning								
Energy Source								
Electricity	100%	2032	* *	1				
Conversion Equipment								
Reciprocating	40%	2019	\$71,300	1	\$9,500			
Compr/Chiller								
	R-22 Refrigerant, Extent : Light, Area A		40%					
	Location : 4th Floor Mechanical Room	n						
Window/Wall Unit	40%	2019	\$43,200	1				
No Component	20%		. ,					

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

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

Mechanical	Current 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
Air Conditioning							
Distribution							
Chilled Wtr Pipe/Pump	40%		2034	* *	4	\$1,500	
No Component	60%						
Terminal Devices	100/		2024	Φ Ξ 4, 400		412.5 00	
Air Handler/Cool/Ht	40%		2024	\$71,400	1	\$12,700	
No Component	60%						
Heat Rejection	1000/						
Not Accessible	100%						
Ventilation							
Distribution Ductwork/Diffusers	400/		LIFE	* *	2.5	¢11 500	
	40% 60%		LIFE		2-5	\$11,500	
No Component Exhaust Fans	00%						
Exhaust Fans Interior	40%		2024	\$23,200	2	\$600	
No Component	60%		2024	\$23,200	2	\$000	
Plumbing	00%						
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
HW Heat Exchanger	10070		2031		-		
Low Temp	100%		2034	* *	4	\$7,600	
Low remp	Other Observation, Ex	ctent : Light, Area		: 100%	•	Ψ1,000	
	Location : 1st Floor		55				
	Explanation : 2 Unit						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Gearless Traction	100%		LIFE	* *			
	Other Observation, Ex	xtent : Light, Area	Affected	: 100%			
	Location: 1-6						
	Explanation: Two U	Inits					
Fire Suppression							
Standpipe							
Generic	100%		2034	* *	1-5	\$25,900	

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

Page: 87

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,840,300	\$1,175,300
Interior Architecture	\$1,856,200	\$1,526,700
Electrical	\$4,125,100	\$2,442,900
Mechanical	\$4,245,300	\$2,219,100
Total	\$14,066,900	\$7,364,100
Importance Code A	\$3,840,300	\$1,500,000
Importance Code B	\$10,147,300	\$5,567,400
Importance Code C	\$79,300	\$296,600
Total	\$14,066,900	\$7,364,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$17,600	\$34,500		
Interior Architecture	\$34,900		\$20,000	\$80,000
Electrical	\$52,100	\$52,700	\$51,900	\$46,500
Mechanical	\$135,900	\$93,300	\$184,300	\$80,000
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Total	\$365,000	\$304,900	\$380,600	\$330,900
Importance Code A	\$42,300	\$59,900	\$24,700	\$24,700
Importance Code B	\$287,800	\$244,900	\$355,900	\$306,200
Importance Code C	\$34,900			
Total	\$365,000	\$304,900	\$380,600	\$330,900



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

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

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Section Sectin Section Section Section Section Section Section Section Section	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls Cast in Place Concrete	5% Now \$151,00 Exposed Reinforcement, Extent: Lig Location: 3rd And 5th Floor Sun	aht, Area Affected : 5% Shade Cantilevers	5	\$130,900	
	Staining/Discoloring, Extent: Sever Location: Throughout Underside				
Masonry: Brick	60% Now \$969,40 Cracking/Crumbling, Extent: Sever Location: Bulkheads, Mechanical Spalling, Extent: Severe, Area Affect Location: Bulkheads, Mechanical	00 LIFE ** e, Area Affected : 40% Penthouse eted : 30%	5	\$314,200	1
Window Wall	35% Recent Replace Evident, Extent : Lig Location : Throughout	2050 **	5	\$687,300	
Windows					
Aluminum	98% Recent Replace Evident, Extent : Lig Location : Throughout	2049 ** wht, Area Affected : 100%	5	\$270,400	
Metal Louvers	2% Recent Installation, Extent : Light, A Location : Throughout	2039 * * Area Affected : 100%	10	\$34,500	
Parapets					
Masonry: Brick	70% 0-2 \$633,60 Other Observation, Extent: Severe, Location: 11th Floor Roof Explanation: Parapet Walls Were	Area Affected : 100%	5	\$35,800	
Masonry: Limestone	10% Now \$109,40 Cracking/Crumbling, Extent: Light, Location: Throughout Jnt Mortar Miss/Erod, Extent: Mod	00 LIFE ** Area Affected : 10%	5	\$6,400	
	Location: Throughout Staining/Discoloring, Extent: Mode Location: Throughout				
Metal Rail	20% 0-2 \$55,80	00 2037 **	5	\$72,500	

Asset #:88

Architecture	Current Rep	oair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior Roof									
Built-Up (BUR)	70% Now Blisters, Extent: Moder Location: Over 11th I Drains Clogged, Extent Location: Adjacent To Patching Evident, Exten Location: Over 11th I Worn/Eroded, Extent: I	Floor : Moderate, Are o 11th Floor Med at : Moderate, Ar Floor	a Affecte chanical ea Affec	ed : 5% Room ted : 15%					
	Location : Over 11th 1	Floor							
Copper/Terne	5% 0-2 Deformed/Dented, Exter Location : Throughout		2052 Affected	* * l : 60%			1		
IRMA/Protected Membrane	15% Now	\$439,800	2034	* *					
	Drains Inad/Misposn, Extent: Moderate, Area Affected: 5% Location: Over 8th Floor Water Penetration, Extent: Moderate, Area Affected: 5%								
	Location : Over 8th Floor Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Over 8th Floor								
Panel/Paver: Cer/Brk	2% Now Vegetation Growth, Exte Location : Various Loc				of				
Traffic Topping	8% 0-2 Cracking/Crumbling, E. Location : Throughout		2024 rea Affec	\$143,100 eted : 20%					

Interior

Asset #:88

Architecture	Current	Repair	Futur	e Replacement	M						
System Component	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Type											
terior											
Floors Cost in Place Congrete	50/ Now	\$56,700	LIFE	* *	5	\$116,700					
Cast in Place Concrete	Location: Basemen Cracking/Crumbling Location: Mechan Other Observation, E Location: Basemen	roken/Missing Elements, Extent : Severe, Area Affected : 40% Location : Basement Loading Dock Area racking/Crumbling, Extent : Light, Area Affected : 10% Location : Mechanical Space / Basement Loading Dock Area ther Observation, Extent : Severe, Area Affected : 80% Location : Basement Mechanical Space Explanation : Staining.									
Ceramic Tile	5% 0-2	\$105,700	2033	* *	5	\$26,700					
2	Cracking/Crumbling Location: Through	, Extent : Light, Are		ed : 10%		¥==,,,					
Quarry Tile	5% 0-2	\$156,800	2037	* *	5	\$40,000					
	Cracking/Crumbling Location : Through	, Extent : Light, Are		ed : 10%		, .,					
Raised Access Floor	2%		2033	* *	5	\$80,000					
Terrazzo	3% Now	\$152,100	LIFE	* *	5	\$25,000					
	Cracking/Crumbling Location : Lobby	, Extent : Moderate	e, Area Aj	ffected : 5%							
Vinyl Tile	60% 0-2	\$1,113,000	2029	* *	3	\$240,000					
·	Cracking/Crumbling Location : Through	, Extent : Moderate	e, Area Aj	ffected : 20%		. ,					
Vinyl Tile	15%		2029	* *	3	\$60,000					
	Other Observation, E Location: MRI/I	Radiology Suite									
	Explanation: High	Density Vinyl With									
Wood	5% Other Observation, E Location: Physical Explanation: Oak	l Therapy Suite	2052 a Affecte	* * ed : 100%	5	\$100,000					
Interior Walls	<u>*</u>	<u> </u>									
Ceramic Tile	6%		2033	* *	5	\$69,800					
Concrete Masonry Unit	15% Now	\$79,300	LIFE	* *	5	\$69,800					
	Cracking/Crumbling Location : Mechan			ed : 5%							
	Misaligned/Bulging, Extent: Light, Area Affected: 5%										
	Location: Mechanical Room Penthouse West Wall Shifted By Approximately 1.5 Inches At										
	Base Staining/Discoloring, Extent : Moderate, Area Affected : 15%										
	Location : Various										
Glass: Single Pane	2%		LIFE	* *	5	\$17,400					
Gypsum Board	15%		LIFE	* *	5	\$104,700					
Marble Panels	2%		LIFE	* *							
Plaster	35%		LIFE	* *	5	\$122,100					
SGFT/Glazed Masonry	25%		LIFE	* *							

Maintenance \$ are aggregated over a 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
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	* *	5	\$133,300	
AcousTileSusp.Lay-In	25%			2037	* *	5	\$266,700	
Exposed Concrete	5%			LIFE	* *	5	\$8,300	
_	Water Pene	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Mechani	cal Penthouse					
Metal Panel	30%			LIFE	* *	5	\$400,000	
Plaster	30%	Now	\$85,900	LIFE	* *	5	\$200,000	
	Water Pene	etration, E.	xtent : Moderate, A	rea Affe	cted : 30%			
	Location	: 14th Flo	or Office, Radiolog	y, Pedia	trics			

Electrical	С	urrent Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		il Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$80,300	5	\$1,600	
			at : Moderate, A	Area Affe	cted : 100%			
	Location : E							
	Explanation	ı : Two 3000) Amps Main D	isconnec	t Switch For Section	ons C An	dD	
Under Construction	50%							
	Other Observ	ation, Exter	t : Light, Area	Affected	: 0%			
	Location:							
	Explanation	ı : Water Do	ımage Caused	By Super	Storm Sandy			
Transformers								
Dry Type	100%			2029	* *	5	\$2,700	
	Other Observ	ation, Exten	at : Moderate, A	Area Affe	cted : 100%			
	Location : E	Electrical R o	oom					
	Explanation	ı : One 500	Kva 480hv-208	/120lv				
Switchgear / Switchboard								
Air Circuit Breaker	50%			2024	\$324,800	5	\$1,900	
Under Construction	50%							
Raceway								
Conduit	80%			2024	\$638,400	1		
Under Construction	20%							
Panelboards								
Fused Disc Sw	10%			2023	\$73,400	5	\$1,700	
Molded Case Bkrs	50%			2023	\$366,800	5	\$9,500	
Molded Case Bkrs	10%			2049	* *	5	\$1,900	
Molded Case Bkrs	20%			2032	* *	5	\$3,800	
Under Construction	10%							

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

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

Asset #:88

Electrical	Current l	Repair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth	60% 2-4	\$737,600 2049		1		
	Insulation Aged, Exte Location : Through	ent : Moderate, Area Affec out	ted : 100%			
Thermoplastic	20%	2034	. **	1		
Thermoplastic	10%	2054	. **	1		
Under Construction	10%					
Motor Controllers						
Locally Mounted	5%	2022		5	\$200	
Locally Mounted	5%	2037		5	\$200	
Motor Control Center	45%	2022	\$652,100	5	\$8,900	
Under Construction	45%					
Ground						
Grounding Devices	5 00/					
Under Construction	50%	* ****	a de de	_	Φ# 200	
Generic	50%	LIFE	**	5	\$5,300	
Stand-by Power						
Transfer Switches	200/	2025	**	1	\$66.700	
Automatic	30% 70%	2037 2022		1	\$66,700	
Automatic	70%	2022	,	1	\$155,700	
Lighting Interior Lighting						
Interior Lighting Fluorescent	50%	2029	**	10	\$326,800	
Tuorescent		2025 Extent : Moderate, Area Af	•	10	\$320,800	
	Location: Through		10070			
	Explanation: T-8 L	=				
Fluorescent	10%	2029	* *	10	\$65,400	
Puorescent		2025 Extent : Moderate, Area Af		10	\$05,400	
	Location: Through		ecieu . 10070			
	Explanation: T-5 L	=				
Fluorescent	20%	2029	**	10	\$130,700	
Tuorescent		2025 Extent : Moderate, Area Af		10	\$130,700	
	Location: Through		ecieu . 10070			
	Explanation: T-12					
Elyanasaant	10%	2034	* *	10	\$65,400	
Fluorescent		2034 res, Extent : Moderate, Ar	•	10	\$65,400	
	Location : First Flo		eu Affecteu . 100/0			
H 1 G						
Under Construction	10%					
Egress Lighting	400/	202	01.40 .400	1		
Emergency, Service	40%	2024	· · ·	1		
Emergency, Service	10%	2034	•	1	¢17.200	
Emergency, Battery	10%	2024		10	\$17,200	
Exit, Service	30%	2019		1		
Exit, Service	10%	2034	. **	1		
Exterior Lighting	1000/	2010	¢2.701.900	10	¢2.200	
Alarm	100%	2019	\$2,791,800	10	\$2,200	

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	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2032	* *	1	\$81,000	
Fire/Smoke Detection							
No Component	60%						
Generic	40%		2029	* *	1-3	\$178,200	

Mechanical		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
eating								
Energy Source								
Campus Steam	100%			2034	* *	1		
			Extent : Light, Area	Affected	: 100%			
		ı : Basemer		_				
	Explana	tion : Stean	n Comes From Sep	arate Po	wer Plant Building			
Conversion Equipment	5 00/			2025	4400 700		42.44.70 0	
Heat Exchanger	70%			2027	\$108,700	1	\$246,700	
			Extent : Light, Area			. 15	· n	
			On 1st Floor; 2 Un	its On 13	th Floor - Mechan	ncal Equ	pment Room	
		tion : 6 Un	its		4.27.400			
Pres. Reducing Valve/LP Steam	30%			2027	\$135,600	5	\$12,700	
Distribution								
Hot Wtr Piping/Pump	70%			2032	* *	4	\$24,600	
	Not Insula	ated, Extent	: Light, Area Affec	ted: 109	%			
	Location	n : Portions	Of Piping In Mech	anical R	coms			
Steam Piping/Pump	30%	Now	\$76,300	2034	* *	4	\$10,500	
1 0 1	Steam Tra	ps Faulty,	Extent : Moderate,	Area Aff	ected : 20%			
	Location	ı : Vacuum	Pump Is Leaking I	n Sub-ba	sement			
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 10%			
	Location	ı : Various	Locations					
<u> </u>	Explana	tion : Porti	ons Of Insulation N	Iissing				
Terminal Devices								
Air Handler	30%			2019	\$1,178,900	1	\$132,200	
Convector/Radiator	70%		\$96,400	2029	* *	1	\$145,000	
			Extent : Light, Area	Affected	: 10%			
	Location	ı : Through	out					
	Explana	tion : Theri	nostatic Valves Ne	ed Repai	r Or Replacement			
ir Conditioning								
Energy Source				2011	a ·			
District C.W.	5%			2044	**	1		
			Extent : Light, Area	Affected	: 5%			
			r Of New Wing	D D	DI .			
			ed Water Supplied					
Electricity	95%			2032	* *	1		

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

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

Asset #:88

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2033	* *	1	\$23,100	
			Extent : Light, Area	Affected	! : 100%			
	Location		G	n 11				
			Serve Labor And I				*	
Centrifugal, Elec Chiller				2020	\$39,300	1	\$15,400	
			Extent : Severe, Are	a Affecte	ed : 100%			
	Location			F	D			
T DI TI.			xtended Life / Serv				Φ.4.400	
Interior Pkg Unit - Cooling	10%			2018	\$938,600	2	\$4,400	
comg	Other Ob:	servation, E	Extent : Moderate, A					
		ı : Various		33				
	Explana	tion : Many	Units On Extende	d Life				
Exterior Pkg Unit - Cooling	20%			2024	\$672,800	2	\$8,700	
Coomig	Other Obs	servation. E	Extent : Light, Area	Affected	: 100%			
		ı : Various		33				
	Explana	tion : Split	Systems					
Window/Wall Unit	60%		-	2018	\$898,900	1		
No Component	5%				, ,			
Distribution								
Chilled Wtr Pipe/Pump	5%			2034	* *	4	\$2,600	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2024	\$147,000	1	\$22,000	
No Component	95%							
Heat Rejection					***	_	***	
Remote Air Cond	20%			2024	\$827,200	2	\$99,300	
Water Cooling Tower	10%		tout Modonato A	2018	\$198,700	2	\$71,700	
			tent : Moderate, Ai erves Nuclear Medi		iea : 100%			
No Component	70%							
ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$397,400	
Exhaust Fans								
Interior	90%			2019	\$725,000	2	\$19,600	
		ded Life, Ex 1 : Through	tent : Moderate, Ai out	rea Affec	ted : 100%			
Roof	10%		····	2024	\$57,900	2	\$2,200	
Plumbing					, - , , - , -		, -,	
H/C Water Piping								
Brass/Copper	100%			2034	* *	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.

Mechanical	Current Repair	Current Repair Future Replacement			Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
HW Heat Exchanger									
Low Temp	100%	2034	* *	4	\$105,700				
	Other Observation, Extent:	Light, Area Affected	: 100%						
	Location: 1st Floor Mech	nanical Equipment Ro	oom						
	Explanation: 2 Units	Explanation : 2 Units							
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Rigid Piping	100%	2024	\$11,300	4	\$1,600				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent:	Light, Area Affected	: 100%						
	Location: (8) 1-11 (1) 1-	7							
	Explanation: 9 Units								
Fire Suppression									
Standpipe									
Generic	100%	2034	* *	1-5	\$359,300				
Sprinkler									
No Component	80%								
Generic	20%	2034	* *	1-2	\$39,900				
Fire Pump									
Not Accessible	100%								

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

Page: 96

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$615,600	\$176,000
Interior Architecture	\$45,800	\$57,900
Electrical		\$1,032,900
Mechanical	\$151,500	\$228,100
Total	\$812,800	\$1,494,900
Importance Code A	\$677,800	\$176,000
Importance Code B	\$135,100	\$1,318,900
Total	\$812,800	\$1,494,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,300			
Interior Architecture	\$35,900			\$100
Electrical	\$23,400	\$4,300	\$1,600	\$1,800
Mechanical	\$91,600	\$12,500	\$3,800	\$6,300
Total	\$184,100	\$16,800	\$5,400	\$8,200
Importance Code A	\$33,300	\$1,300	\$1,200	\$1,200
Importance Code B	\$115,300	\$15,500	\$4,200	\$6,900
Importance Code C	\$35,500			
Total	\$184,100	\$16,800	\$5,400	\$8,200



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

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

rchitecture	Curren	Repair	Future	Replacement	M		
vstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	90% Now	\$263,600	LIFE	* *	5	\$28,500	1
	_	Extent : Severe, Area	Affected:	15%			
	Location: West F		1.00	2007			
	Horizontal Cracks, Location : West F	Extent : Severe, Are	a Affected :	20%			
		acaae [.] , Extent : Severe, Ar	aa Affaataa	1.200/			
	Location : West F		еи Ајјестеи	. 2070			
Matal Cast OIID	10% 0-2		2029	* *	5	\$4,000	
Metal Sect. OHD		\$10,100 Extent : Light, Area			3	\$4,900	
	Location : Throug	_	Пуссиси.	1070			
	Explanation : Cra						
Windows							
Aluminum	25% 0-2	\$3,300	2040	* *	5	\$400	
	Ctrwt/Balnc Not Fu	nct, Extent : Light, A	Area Affecte	ed : 10%			
	Location: Throug	hout					
Steel	75% Now	\$124,400	2049	* *	5	\$14,600	
		Extent : Moderate, A	Area Affecto	ed : 25%			
	Location : Throug						
	_	acked, Extent : Mode	erate, Area	Affected : 25%			
	Location: Throug		4 4 66	1 1000/			
		nt, Extent : Moderate	e, Area Affe	ected : 100%			
D	Location : Throug	поит					
Parapets Masonry: Brick	70% Now	\$73,800	LIFE	* *	5	\$4,200	
Masoniy. Brick		373,800 Extent : Moderate, Ai			3	\$4,200	
	Location : Corner		carijjeeree				
	Jnt Mortar Miss/Er	od, Extent : Modera	te, Area Aff	ected : 50%			
	Location : Throug		. 55				
	Vertical Cracks, Ex	tent : Moderate, Are	a Affected .	: 10%			
	Location : West F	acade					
Metal Rail	10% 0-2	\$800	2037	* *	5	\$4,200	
	Deformed/Dented,	Extent : Light, Area	Affected : 1	0%			
	Location : Throug	hout					
Stucco Cement	20% 0-2	\$1,600	2037	* *	5	\$1,500	
	=	Extent : Light, Area A	Affected : 10	0%			
	Location : Throug						
		Extent : Moderate, A					
		r Face Of New Mech					
	Explanation : Stu	cco Over Concrete M	1asonry Un	its			

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

Asset #:90

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior Roof				
Modified Bitumen	10% 0-2 \$2,800 Punct/Tear/Impact Damage, Extent : L Location : Throughout	2029 ** ight, Area Affected : 10%		
Modified Bitumen	30% 0-2 \$8,300 Punct/Tear/Impact Damage, Extent : L Location : Throughout	2024 \$83,100 ight, Area Affected : 10%		
Single Ply Membrane	40% 0-2 \$6,400 Punct/Tear/Impact Damage, Extent : L Location : Throughout	2029 * * ight, Area Affected : 10%		
Skylight, Metal/Glass	5% Now \$70,200 Glazing Broken/Cracked, Extent: Mod Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout	-		
Sloped Glazing	15% Now \$83,500 Water Penetration, Extent : Light, Area Location : Throughout	LIFE ** a Affected : 10%	5 \$93,000	
nterior Floors Cast in Place Concrete	95% Repairs in Progress, Extent : Light, Art Location : Throughout	LIFE ** ea Affected : 66%	5 \$57,900	
Ceramic Tile Vinyl Tile	2% 3% Repairs in Progress, Extent: Light, Ard Location: Throughout	2033 ** 2024 \$7,300 ea Affected : 66%	5 \$600 3 \$400	
Interior Walls Concrete Masonry Unit	10% 0-2 \$7,200 Cracking/Crumbling, Extent: Light, And Location: Throughout	LIFE * * rea Affected : 20%	5 \$600	
Masonry: Brick	90% 0-2 \$28,300 Cracking/Crumbling, Extent: Light, And Location: Throughout	LIFE ** rea Affected : 10%		
Ceilings Exposed Concrete	100% 0-2 \$45,800 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 10%	5 \$4,400	

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

Under 600 Volts

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

Maintenance \$ are aggregated over a ten-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	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2024	\$2,500	5		
	Other Observation, Extent : Mo	oderate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: Two 5000 Amp					
Air Circuit Breaker	50%	2034	* *	5		
	Other Observation, Extent : Me	oderate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : Two 2500 Amp	s Main Disconnect	Switch			
Switchgear / Switchboard						
Molded Case Bkrs	70%	2034	* *	5	\$200	
Molded Case Bkrs	30%	2024	\$187,600	5	\$100	
Raceway						
Conduit	80%	2024	\$547,400	1		
Conduit	20%	2034	* *	1		
Panelboards						
Fused Disc Sw	10%	2023	\$8,500	5		
Molded Case Bkrs	50%	2023	\$42,500	5	\$200	
Molded Case Bkrs	40%	2032	* *	5	\$100	
Wiring Braided Cloth	40% 2-4 \$ Insulation Aged, Extent : Mode Location : Throughout	19,100 2049 rrate, Area Affected	* *	1		
Thermoplastic	40%	2034	* *	1		
Under Construction	20%	2034		1		
Motor Controllers	2070					
Locally Mounted	20%	2029	* *	5		
Motor Control Center	60%	2022	\$24,500	5	\$200	
Under Construction	20%	2022	Ψ24,500	3	Ψ200	
Ground	2070					
Grounding Devices						
Generic	50%	LIFE	* *	5	\$100	
Generic	50%	LIFE	* *	5	\$100	
Stand-by Power	3070	EH E			φ100	
Transfer Switches						
Automatic	100%	2029	* *	1	\$3,900	
Generators	100,0	2027			Ψ2,200	
Diesel	100%	2027	\$74,800	1	\$4,800	
Dieser .	Other Observation, Extent: Me Location: First Floor Explanation: Two 1200 Kw			•	ψ 1,000	
Batteries	<u> г</u> ирининон . 1 wo 1200 Kw					
Lead/Acid	50%	2018	\$800	5	\$200	
Nickel Cadmium	50%	2018	\$800	5	\$1,400	
Tricker Caurinum	JU/0	2010	φου 0	3	\$1,400	

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

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

Asset #:90

Electrical	Current Repair		ıre Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	70%	2032	* *	5	\$1,600	
	Other Observation, Exte	ent : Moderate, Area Af	fected : 100%			
	Location: First Floor					
	Explanation: Two 150	O Gallons				
Main Tank	30%	2039	* *	5	\$100	
	Other Observation, Exte	ent : Moderate, Area Af	fected : 100%			
	Location: First Floor					
	Explanation: One 800	00 Gallons				
Lighting						
Interior Lighting						
Fluorescent	20%	2029	* *	10	\$2,300	
	T-8 Lamps And Fixtures	s, Extent : Moderate, Ar	ea Affected : 100%			
	Location: Work Shop					
HID	50%	2019	1	10	\$200	
Under Construction	30%					
Egress Lighting						
Emergency, Service	50%	2024	\$6,200	1		
Emergency, Service	10%	2029	* *	1		
Emergency, Battery	5%	2024	\$900	10	\$200	
Exit, Service	35%	2024	\$500	1		
Exterior Lighting						
HID	100%	2024	\$48,300	10		
Alarm						
Fire/Smoke Detection						
Generic	100%	2024	\$132,400	1-3	\$7,900	

Mechanical	Current Rep	air	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 6	100% Now	\$31,500	2054	* *	5	\$1,900	
	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location: Throughout						
	Explanation : Under C By Superstorm Sandy	onstruction At 2	The Time	Of Survey - Builds	ing Exten	sively Damaged	
Conversion Equipment							
Steam Boiler	100% Now	\$62,200	2044	* *	1	\$11,100	
	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location : Basement B	oiler Room					
	Explanation : 3 Very O Mobile Boiler Is On Si		s - Unde	rgoing Constructio	on At The	e Time Of Survey.	

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

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

Asset #:90

Mechanical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating Distribution Steam Piping/Pump	100% Now	\$89,200 2054	* *	4	\$600	
	Corroded, Extent: Modern Location: Throughout Other Observation, Extent Location: Boiler Room	: Light, Area Affected :	100%			
	Explanation : Provides S At The Time Of Survey	steam To The Other Cam	pus Buildings - U	Indergoi	ng Construction	
Terminal Devices Fan Coil Unit/Heat	100%	2024	\$191,400	1	\$4,000	
Air Conditioning Energy Source Campus Steam	100%	2034	* *	1		
Conversion Equipment Absorption Chiller/Direct Fire	100%	2029	* *	1	\$13,500	
	Other Observation, Extent Location: 1st Floor Explanation: 2 Units. Li					
Heat Rejection Water Cooling Tower	100%	2025	\$36,700	2	\$12,600	
Ventilation Exhaust Fans	700/	2024	¢7.100	2	Ф200	
Roof Wall Unit	70% 30%	2024 2024	\$7,100 \$5,800	2 2	\$300 \$100	
lumbing H/C Water Piping Galv Iron/Steel	100%	2029	* *	1		
HW Heat Exchanger Low Temp	100% Other Observation, Extent	2034 : Light, Area Affected :	* *	4	\$1,900	
	Location : 1st Floor Explanation : Provides I	Hot Water To Adjacent B	uilding			
Sanitary Piping Cast Iron	100% Now Damaged, Extent : Light, A Location : 1st Floor And		* *	1		
Storm Drain Piping Cast Iron	100% Now Damaged, Extent: Severe Location: 1st Floor And		* *	1		
Sump Pump(s) Rigid Piping	100% 0-2 On Extended Life, Extent: Location: Basement	\$11,300 2034	* * d : 100%	4	\$1,600	
Fixtures Generic	100%					

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

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

Page: 102

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

Asset #:90

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
Fire Suppression				
Chemical System				
No Component	80%			
Generic	20%	2019 \$5,300	1-3 \$10,100	
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Throughout			

 $Explanation: Fire\ Extinguishers$

Page: 103

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$104,800	\$279,400
Interior Architecture		\$273,500
Electrical	\$110,300	
Mechanical		\$393,600
Total	\$215,100	\$946,400
Importance Code A	\$104,800	\$279,400
Importance Code B	\$110,300	\$590,500
Importance Code C		\$76,600
Total	\$215.100	\$946,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$10,800	\$35,800	\$21,800	
Interior Architecture			\$15,800	
Electrical	\$7,900	\$9,400	\$10,400	\$7,900
Mechanical	\$34,300	\$49,600	\$64,000	\$48,700
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$87,600	\$129,300	\$146,500	\$91,100
Importance Code A	\$15,800	\$39,600	\$25,400	\$3,600
Importance Code B	\$71,700	\$89,700	\$121,100	\$87,600
Importance Code C				
Total	\$87,600	\$129,300	\$146,500	\$91,100



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

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

Asset #: 14325

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	75%			2044	* *	5-10	\$384,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$12,100	
Window Wall	20%			2044	* *	5	\$55,900	
Windows								
Aluminum	100%			2040	* *	5	\$43,700	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	\$11,300	
Metal Panel	25%			2044	* *	5	\$15,700	
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,100	
Roof								
Modified Bitumen	100%	0-2	\$10,800	2029	* *			
	Location Water Per	a: At Towe	e, Extent : Modera r Building Entrance Extent : Moderate, A	2				
Interior	Locuitor	i . Mechani	си коот					
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$39,400	
Terrazzo	20%			LIFE	* *	5	\$28,100	
Vinyl Tile	70%			2029	* *	3	\$47,300	
Interior Walls	7070			2027			Ψ+7,500	
Concrete Masonry Unit	30%			LIFE	* *	5	\$23,600	
Glass: Special Gauge	5%			LIFE	* *	1	Ψ23,000	
Gypsum Board	65%			LIFE	* *	5	\$76,600	
Ceilings	0370						Ψ70,000	
AcousTileSusp.Lay-In	30%			2037	* *	5	\$54,000	
Gypsum Board	70%			LIFE	* *	5	\$157,500	
Gypsum Board	/0%			LIFE	* *	3	\$157,500	

lectrical	Current Repair	Future Repla	cement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2044	* *	5	\$300	
	Other Observation, Extent : Moderat	e, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation: One 4000 Amps Main	n Disconnect Switch				
Fused Disc Sw	50%	2044	* *	5	\$300	
	Other Observation, Extent : Moderat	e, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation: One 800 Amps Main	Disconnect Switch I	For Emerg	ency		
Switchgear / Switchboard						
Air Circuit Breaker	100%	2044	* *	5	\$600	
Raceway						
Conduit	100%	2044	* *	1		

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

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

Asset #: 14325

Electrical	Current Rep	air Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Estin		Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	10%	2040	* *	5	\$300	
Molded Case Bkrs	90%	2040	* *	5	\$2,900	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	100%	2037	* *	5	\$800	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,800	
Stand-by Power						
Transfer Switches						
Automatic	100%	2037	* *	1	\$37,500	
Lighting						
Interior Lighting						
Fluorescent	20%	2029	* *	10	\$22,100	
	Other Observation, Exter Location: Throughout Explanation: Using T	_	100%			
Fluorescent	80%	2029	* *	10	\$88,300	
Tuolescent		nt : Moderate, Area Affected :	100%	10	Ф00,500	
Egress Lighting	Ziquination (Comg 1	2				
Emergency, Service	58%	2029	* *	1		
Emergency, Battery	2%	2029	* *	10	\$600	
Exit, LED	40%	2052	* *	1	+ 300	
Exterior Lighting						
HID	100%	2029	* *	10	\$400	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$13,700	
Fire/Smoke Detection					*	
No Component	60%					
Generic	40%	2029	* *	1-3	\$30,100	

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

Heating

Energy Source

Campus Steam 100% 2024 \$40,500 1

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

Location: Power Plant

Explanation: Steam Comes From Separate Power Plant Building

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

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

Asset #: 14325

	Current Repair Fut		Futur	Future Replacement		Maintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					1	\$35,700	
		_	Affected	: 100%			
	tion : Loca	ted In Power Plant					
P 40%			2033	* *	5	\$2,900	
				* *	4		
					4	\$2,400	
	_		Area Aff	fected : 5%			
Location	: Through	out					
400:			2020			#3 0.000	
30%			2033	**	1	\$11,700	
1.000/			2050	ψ ψ	1		
	amatian I	Entant Light Anga			1		
		_	Ајјестеа	: 100%			
		=	om Dow	an Dlant			
Ехріанаі	ion . Cniii	ea water Comes Fr	om Fow	er Fiani			
100%			2044	* *	4	\$5,900	
10070			2044			\$3,900	
100%			2029	* *	1	\$74.400	
10070			2029		1	\$74,400	
100%			2025	\$353,000	2	\$121 100	
	ervation F	Extent · Lioht Area			2	Ψ121,100	
			11,500,000	. 100/0			
		· - · · · · · · · · · · · · · · · · · ·					
100%			LIFE	* *	2-5	\$67,100	
						· /	
100%			2029	* *	2	\$3,700	
						. ,	
100%			2044	* *	1		
100%			2044	* *	1		
100%			2044	* *	1 4	\$11,900	
100%	ervation, E	Extent : Light, Area	2044	* *		\$11,900	
100% Other Obs		Extent : Light, Area r - Room 191	2044	* *		\$11,900	
100% Other Obs Location		r - Room 191	2044	* *		\$11,900	
100% Other Obs Location	: 1st Floo	r - Room 191	2044	* *		\$11,900	
	60% Other Obs Location Explanat 40% Insul. Dete Location 40% 30% 30% 100% Other Obs Location Explanat 100% 100% 100% 100% 100% 100% 100% 100	% of Fail Date Total (Years) 60% Other Observation, E Location: Power P Explanation: Location: Through 40% 30% 30% 100% Other Observation, E Location: Power P Explanation: Chille 100% 100% 100% 100% 100% Other Observation, E Location: Power P Explanation: Power P Explanat	% of Fail Date Estimated Cost Total (Years) 60% Other Observation, Extent: Light, Area Location: Power Plant Building Explanation: Located In Power Plant 40% 60% 40% Now \$6,900 Insul. Deteriorating, Extent: Moderate, Location: Throughout 40% 30% 30% 100% Other Observation, Extent: Light, Area Location: Power Plant Building Explanation: Chilled Water Comes Fr 100% 100% Other Observation, Extent: Light, Area Location: Power Plant Explanation: Power Plant Explanation: Power Plant Explanation: Power Plant Roof	Sof Fail Date Estimated Cost Total (Years) Fy	% of Total Fail Date Estimated Cost Total Fail Date (Years) Estimated Cost FY Estimated Cost FY	% of Total Fail Date Estimated Cost Year FY Estimated Cost Cycle Total (Years) FY Estimated Cost Cycle (Yrs)	Year Fail Date Estimated Cost Year Fy Estimated Cost Cycle (Yrs)

 $[\]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.

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Gearless Traction	100%	LIFE	* *				
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: 1-8						
	Explanation: 5 Units						
Fire Suppression							
Standpipe							
Generic	100%	2050	* *	1-5	\$60,600		
Sprinkler							
Generic	100%	2050	* *	1-2	\$33,700		
Fire Pump							
Generic	100%	2037	* *	1	\$22,500		
Chemical System							
No Component	80%						
Generic	20%	2022	\$5,300	1-3	\$10,100		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout						
	Explanation: Fire Extinguish	ers					

Page: 108

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 25-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2039 Lot : 101 BIN : 3251647

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,458,000	\$131,100
Interior Architecture	\$60,100	
Electrical	\$36,800	\$281,800
Mechanical		\$275,400
Total	\$1,555,000	\$688,300
Importance Code A	\$1,458,000	\$131,100
Importance Code B	\$96,900	\$557,200
Total	\$1,555,000	\$688,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$40,700			
Interior Architecture	\$7,600	\$15,400	\$2,700	\$900
Electrical	\$700	\$800	\$1,200	\$81,000
Mechanical	\$13,900	\$6,900	\$9,600	\$42,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$66,800	\$27,000	\$17,500	\$127,900
Importance Code A	\$41,300	\$1,200	\$600	\$1,100
Importance Code B	\$25,500	\$25,800	\$15,300	\$126,800
Importance Code C			\$1,600	
Total	\$66.800	\$27,000	\$17,500	\$127.900



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

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

rchitecture	Current Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick		97,800 LIFE	* *	5	\$48,300	
	Diagonal Cracks, Extent: Mod	derate, Area Affect	ted : 5%			
	Location : Bulkheads	14 1 . A .	ACC . 1 500/			
	Jnt Mortar Miss/Erod, Extent	: Moaerate, Area A	Ајјества : 50%			
	Location: Throughout Rusting Masonry Supt, Extent	· Moderate Area	Affactad · 200%			
	Location : Bulkheads	. Moderale, Area I	Аујестеа . 20%			
	Sidewalk Shed in Use, Extent:					
	Location : Main Entrance					
	Spalling, Extent : Moderate, A	rea Affected : 15%	ó			
	Location : Various Locations					
Masonry: Marble	5% Now \$	14,900 LIFE	* *	5	\$1,900	
masoni y . maroic	Broken/Missing Elements, Ext		ea Affected : 15%	5	Ψ1,500	
	Location : Various Window I		55			
Windows						
Steel	100% Now \$7	07,800 2051	* *	5	\$82,800	
	Broken/Missing Elements, Ext	ent : Severe, Area	Affected : 10%			
	Location : Stairwells					
	Corrosion/Rusting, Extent : M	oderate, Area Affe	cted : 50%			
	Location: Throughout					
	Deteriorated Finish, Extent : M	Aoderate, Area Afj	fected : 50%			
	Location: Throughout	3.6 1 . 4 . 4	CC . 1 500/			
	Thermally Inefficient, Extent:	Moaerate, Area A	ffectea : 50%			
Danamata	Location : Throughout					
Parapets Masonry: Brick	90% Now \$2	52,900 LIFE	* *	5	\$8,600	
Wasoniy. Dilek	Jnt Mortar Miss/Erod, Extent	*	Affected: 50%	3	ψ0,000	
	Location: Throughout	11100001010,1110011	2,500,000			
	Spalling, Extent : Severe, Area	Affected : 25%				
	Location : Interior/ Exterior					
Masonry: Marble	10% Now \$	25,800 LIFE	* *	5	\$1,200	
,	Int Mortar Miss/Erod, Extent		Affected : 50%		, ,	
	Location: Coping					
	Misaligned/Bulging, Extent : I	ight, Area Affecte	d:5%			
	Location: Coping At East Page 1997	arapet				
	Caulking Deteriorated, Extent	: Moderate, Area	Affected : 50%			
	Location: Coping					
	Staining/Discoloring, Extent:	-	ffected : 25%			
	Location: Interior Face Sou	th And East Walls				

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

Asset #: 1003

Exterior Roof Built-Up (BUR) Dr L Mi L Ve L Wa	Total (Years) 100% Now rains Clogged, Exte Location: West Side iss/Damaged Flash Location: Throughe egetation Growth, E Location: Along So fater Penetration, E. Location: Various I forn/Eroded, Extent Location: Throughe	e ings, Extent: Mode out, At Connection Extent: Severe, Are outh And East Wall. extent: Moderate, A Rooms On Second : Moderate, Area	FY 2036 fected: 15% erate, Area A To Building a Affected: 2 s Area Affected Floor	A 25% : 10%	Cycle (Yrs)	Estimated Cost	Priority
Roof Built-Up (BUR) Dr L Mi Ve L Wa L Wa	rains Clogged, Exte Location : West Side iss/Damaged Flash Location : Through egetation Growth, E Location : Along So fater Penetration, E Location : Various I forn/Eroded, Extent Location : Through	ent: Light, Area Afge e ings, Extent: Mode out, At Connection Extent: Severe, Are outh And East Wall. extent: Moderate, A Rooms On Second : Moderate, Area	fected: 15% erate, Area A To Building a Affected: 2 s Area Affected Floor	ffected : 35% A 25% : 10%			
Built-Up (BUR) Dr L Mi L Ve L Wa L Wa	rains Clogged, Exte Location : West Side iss/Damaged Flash Location : Through egetation Growth, E Location : Along So fater Penetration, E Location : Various I forn/Eroded, Extent Location : Through	ent: Light, Area Afge e ings, Extent: Mode out, At Connection Extent: Severe, Are outh And East Wall. extent: Moderate, A Rooms On Second : Moderate, Area	fected: 15% erate, Area A To Building a Affected: 2 s Area Affected Floor	ffected : 35% A 25% : 10%			
Dr L Mi L Ve L Wa L Wa L	rains Clogged, Exte Location : West Side iss/Damaged Flash Location : Through egetation Growth, E Location : Along So fater Penetration, E Location : Various I forn/Eroded, Extent Location : Through	ent: Light, Area Afge e ings, Extent: Mode out, At Connection Extent: Severe, Are outh And East Wall. extent: Moderate, A Rooms On Second : Moderate, Area	fected: 15% erate, Area A To Building a Affected: 2 s Area Affected Floor	ffected : 35% A 25% : 10%			
	orn/Eroded, Extent Location : Through	: Moderate, Area		%			
	Location : Through		-3,7				
HILEHOL	400						
Floors	4.0						
Cast in Place Concrete	10%		LIFE	* *	5	\$10,100	
Ceramic Tile	5%		2035	* *	5	\$2,300	
Terrazzo	15%		LIFE	* *	5	\$5,400	
Vinyl Tile	55%		2031	* *	3	\$9,500	
Vinyl Tile	15% Now	\$60,100	2036	* *	3	\$2,600	
Wa L Oti L	Location : Basemen forn/Eroded, Extent Location : Basemen ther Observation, E Location : Basemen Explanation : Asbes	: Moderate, Area A t extent : Severe, Area t					
Interior Walls	•						
Ceramic Tile	4%		2035	* *	5	\$3,100	
Concrete Masonry Unit	10%		LIFE	* *	5	\$3,100	
Glass: Single Pane	2%		LIFE	* *	5	\$1,200	
Gypsum Board	60%		LIFE	* *	5	\$28,000	
Metal Panel	2%		LIFE	* *			
Marble Panels	2%		LIFE	* *			
SGFT/Glazed Masonry	20%		LIFE	* *			
Ceilings					_		
AcousTileSusp.Lay-In	53%	Φ= 500	2039	* *	5	\$24,400	
L Wa	2% Now roken/Missing Elem Location: Room B3 orn/Eroded, Extent Location: Room B3	32 : Severe, Area Affe		* * cted : 50%	5	\$500	
Exposed Concrete	15%		LIFE	* *	5	\$1,100	
Gypsum Board	30%		LIFE	* *	5	\$17,300	

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

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

Asset #: 1003

Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$5,000	5	\$1,000	
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location .							
	Explanati	on : No A	vailable Nameplate	Ratings				
Switchgear / Switchboard	000/			2026	¢ (7, 500	_	Φ000	
Molded Case Bkrs	90%			2026	\$67,500 * *	5	\$900	
Molded Case Bkrs	10%			2046	4 4	5	\$100	
Raceway	000/			2026	\$22.500	1		
Conduit Conduit	90% 10%			2026 2046	\$32,500 * *	1		
	10%			2046		1		
Panelboards Molded Case Bkrs	20%			2042	* *	5	\$200	
Molded Case Bkrs	20% 80%			2042		<i>5</i>	\$800	
	80%			2023	\$36,700	3	\$800	
Wiring Braided Cloth	70%	2-4	\$36,800	2051	* *	1		
Braided Ciotii			930,800 ent : Moderate, Are			1		
	Location :	_		и Ајјесте	a. 10070			
Th		Through		2046	* *	1		
Thermoplastic	30%			2046	4 4	1		
Motor Controllers	9.00/			2020	* *	_	\$200	
Locally Mounted	80% 20%			2039 2024		5 5	\$200 \$100	
Locally Mounted	20%			2024	\$15,300	3	\$100	
Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$500	
Generic		rvation. I	Extent : Moderate, A		ected : 100%	3	Ψ300	
	Location :			1, 00, 11,,, 0				
	Explanati							
ighting	2. op terretere	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 1,10,0,0					
Interior Lighting								
Fluorescent	86%			2031	* *	10	\$24,300	
	Other Obse	rvation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location :	Through	out The Building					
	Explanati	on : T-8 I	amps					
Fluorescent	10%			2026	\$51,700	10	\$2,800	
		rvation, E	Extent : Moderate, A				+-,	
	Location :	Basemer	ıt					
	Explanati	on : T-12	Lamps					
Incandescent	4%			2026	\$20,700	2		
Egress Lighting	· · ·				, -,-			
Emergency, Battery	50%			2031	* *	10	\$3,700	
Exit, Service	50%			2036	* *	1	. ,	
Exterior Lighting								
HID	20%			2021	\$28,500	10		
No Component	80%							

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 #: 1003

Electrical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Security System							
No Component	80%						
Generic	20%	2021	\$22,800	1	\$2,800		
	Other Observation, Extent : M	loderate, Area Affe	cted : 100%				
	Location: Throughout The I	Building					
	Explanation: CCTV System	Is Functional					
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%	2026	\$78,200	1-3	\$4,500		
_	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The I	Building					
	Explanation : Fire Alarm Sy	stem Is Functional					

Mechanical		Current F	Repair	Future Replacement N		М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
			xtent : Severe, Are	a Affecte	d : 100%			
	Location	: Through	out					
	Explanat	tion : Stean	n Supplied From A	djacent B	uilding " C "			
Conversion Equipment								
Heat Exchanger	40%			2035	* *	1	\$6,100	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 25%			
	Location	: Basemen	t Steam Room					
	Explanat	tion : 2 Uni	ts					
Pres. Reducing Valve/L. Steam	P 60%			2029	* *	5	\$1,100	
Steam	Other Obs	ervation. E	xtent : Light, Area	Affected	: 75%			
			t Steam Room	33				
		tion : 2 Uni						
Distribution	2np territor							
Hot Wtr Piping/Pump	60%			2034	* *	4	\$1,400	
Steam Piping/Pump	40%			2036	* *	4	\$600	
Terminal Devices	.070					•	Ψ000	
Air Handler	40%			2026	\$67,900	1	\$7,600	
Convector/Radiator	60%			2031	**	1	\$6,000	
Air Conditioning	0070			2001		-	ψ0,000	
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment	10070			2031		•		
Ext Pkg Unit -	100%			2026	\$207,500	2	\$1,900	
Heating/Cooling	100/0			2020	Ψ207,300	2	Ψ1,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,200	
Note: All component repairs \$ estin		irrent dollar	s and are not escalar		ential future inflation		Ψ17,200	

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.

stimated Cost Year								
FY FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
2026	\$34,800	2	\$900					
2036	* *	1						
2026	\$9,800	4	\$4,600					
LIFE	* *	1						
LIFE	* *	1						
Other Observation, Extent : Light, Area Affected : 100% Location : B-2								
2036	* *	1-5	\$16,100					
			.					
2036	* *	1-2	\$400					
2021	\$26,700	1-3	\$55,000					
	2026 2036 2026 LIFE LIFE	2026 \$34,800 2036 ** 2026 \$9,800 LIFE ** LIFE ** LIFE ** 2036 ** 2036 **	2026 \$34,800 2 2036 ** 1 2026 \$9,800 4 LIFE ** 1 LIFE ** 1 LIFE ** 1 2036 ** 1-5 2036 ** 1-5	2026 \$34,800 2 \$900 2036 ** 1 2026 \$9,800 4 \$4,600 LIFE ** 1 LIFE ** 1 LIFE ** 1 2036 ** 1-5 \$16,100 2036 ** 1-2 \$400				

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

Page: 114

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 25-Jun-2015 Landmark Status : NONE

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

Block : 2039 Lot : 101 BIN : 3251647

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$130,800	\$212,600
Interior Architecture	\$300,900	\$103,200
Electrical	\$610,300	\$1,182,500
Mechanical	\$358,400	\$1,450,000
Total	\$1,400,300	\$2,948,400
Importance Code A	\$130,800	\$899,400
Importance Code B	\$1,269,500	\$1,984,800
Importance Code C		\$64,200
Total	\$1,400,300	\$2,948,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$19,900	\$9,700		\$31,800
Interior Architecture	\$7,700	\$10,700		\$2,900
Electrical	\$11,700	\$13,700	\$12,500	\$16,300
Mechanical	\$93,500	\$37,300	\$63,100	\$83,600
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$150,600	\$89,200	\$93,300	\$152,400
Importance Code A	\$30,200	\$20,100	\$10,300	\$42,500
Importance Code B	\$120,400	\$69,100	\$83,000	\$109,900
Importance Code C				
Total	\$150,600	\$89,200	\$93,300	\$152,400



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

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

Asset #: 2727

rchitecture		Current	Repair	Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Masonry: Brick Cavity	72%			LIFE	* *	5	\$152,900		
Masonry: Limestone	3%			LIFE	* *	5	\$4,800		
		Crumbling 1 : Window	Extent : Moderate Sills	, Area A <u>j</u>	fected : 15%				
Metal/Glass Curt Wall	15%			LIFE	* *	5	\$59,700		
Metal Panel	3%			2046	* *	5-10	\$43,800		
Granite Panels	2%			LIFE	* *	5	\$3,200		
Window Wall	5%			2046	* *	5	\$39,800		
Windows									
Aluminum	90%	Now	\$83,700	2042	* *	5	\$19,500		
	Air Infiltr	ation, Exte	nt : Moderate, Area	Affected	! : 35%		, ,		
	-	ı : Patient 1							
Glass Block	5%			LIFE	* *	5	\$1,400		
Metal Louvers	5%			2035	* *	10	\$13,600		
Parapets							. ,		
Masonry: Brick Cavity	90%			LIFE	* *	5	\$11,400		
Metal Rail	7%			2039	* *	5-10	\$16,000		
Pre-Cast Concrete	3%			LIFE	* *	5	\$2,400		
Roof							. , , , , , , , , , , , , , , , , , , ,		
Built-Up (BUR)	85%	Now	\$47,100	2031	* *				
• • • • •	Ponding,	Extent : Se	vere, Area Affected	: 15%					
	Location	ı : Under C	Cooling Tower Atop	Mechan	ical Penthouse				
	Water Per	netration, E	Extent : Moderate, A	Area Affe	cted : 20%				
	Location	ı : Various	Roof Pentrations						
Plaza Roof: Stone Panel	ls 15%	Now	\$19,900	2046	* *				
			xtent : Moderate, A		cted : 15%				
			sement Storage An						
erior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$34,200		
Ceramic Tile	5%	0-2	\$7,700	2029	* *	5	\$3,900		
	Worn/Ero	ded, Extent	: Moderate, Area		25%		1 - 3		
			Bathrooms						
Terrazzo	15%			LIFE	* *	5	\$18,300		
I VII MELLO		Crumbling	Extent : Light, Are		ed : 15%	5	Ψ10,500		
	_	_	out First Floor Co.						
Vinyl Tile			\$203,700		**	2	\$8,800		
Vinyl Tile	15% Broken/M		\$203,700 nents, Extent : Seve	2036		3	\$0,000		
			ienis, Exieni : Seve it Corridor	ie, Aieu i	престей. 1570				
			u Cornaor Extent : Severe, Are	a Affaata	d · 100%				
			xieni : Severe, Are it Corridor	и Ајјесте	u . 100/0				
Vinc. 1 (Till)		uon . ASDE	stos 12x12 Tiles	2021	* *	2	¢22.200		
Vinyl Tile	55%			2031	* *	3	\$32,200		

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

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

Asset #: 2727

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,600	
Glass Block	5%			LIFE	* *			
Gypsum Board	37%			LIFE	* *	5	\$64,200	
Masonry: Brick	3%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Granite Panels	3%			LIFE	* *			
Plaster	17%			LIFE	* *	5	\$14,700	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								_
AcousTileSusp.Lay-In	15%	Now	\$58,100	2039	* *	5	\$11,700	
	Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 15%			
	Location	: Vacant A	rea On Fifth Flooi	, Basem	ent Corridor			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Vacant A	Area On Fifth Floor	r, Room .	306, Basement 041	!		
AcousTileSusp.Lay-In	50%			2039	* *	5	\$78,100	
Exposed Concrete	15%			LIFE	* *	5	\$3,700	
Metal Panel	10%			LIFE	* *	5	\$19,500	
Plaster	10%			LIFE	* *	5	\$9,800	

lectrical	Current Rep	air Futu	re Replacement	M	aintenance			
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2026	\$37,800	5	\$600			
	Other Observation, Exter	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Re	oom						
	Explanation : Main Ser	vice Protector Rated @	4000 Amperes					
Transformers								
Dry Type	100%	2031	* *	5	\$400			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical Re	oom						
	Explanation: 150 K V	A Nameplate Rating						
Switchgear / Switchboard								
Air Circuit Breaker	100%	2026	\$149,900	5	\$600			
Raceway								
Conduit	90%	2026	\$139,800	1				
Conduit	10%	2046	* *	1				
Panelboards								
Molded Case Bkrs	10%	2042	* *	5	\$300			
Molded Case Bkrs	90%	2025	\$110,100	5	\$2,800			

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

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

Asset #: 2727

Electrical	Current Rep	pair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring	650/ 2.4	Φ150 100 2 051	* *	1		
Braided Cloth	65% 2-4 Insulation Aged, Extent Location: Throughout			1		
Thermoplastic	10%	2046	* *	1		
Thermoplastic	25%	2036	* *	1		
Motor Controllers						
Locally Mounted	10%	2024	\$13,300	5	\$100	
Locally Mounted	30%	2039	* *	5	\$200	
Motor Control Center	40%	2039	* *	5	\$1,300	
Motor Control Center	20%	2024	\$36,400	5	\$600	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,700	
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation : Water M	Iain				
Stand-by Power						
Transfer Switches						
Automatic	100%	2043	* *	1	\$36,300	
Generators						
Diesel	100%	2022	\$180,400	1	\$45,700	
	Other Observation, Exte	==	ected : 100%			
	Location : Generator I					
	Explanation: Rated @	200 K W				
Batteries	1000/	2021	Φ1. 7 00	~	Φ4 400	
Lead/Acid	100%	2021	\$1,500	5	\$4,400	
Fuel Storage	1000/	2020	* *	_	¢2.100	
Main Tank	100% Other Observation, Exte	2029		5	\$3,100	
	Location : Basement	ni : Moaeraie, Area Ajje	eciea : 100%			
		ll and				
I inhim	Explanation : 2500 Ga	uions				
Lighting Interior Lighting						
Fluorescent	20%	2026	\$350,800	10	\$19,100	
Puolescent	Other Observation, Exte			10	\$19,100	
	Location : Basement	ni . moderdie, med njje	cied . 10070			
	Explanation: T-12 Lar	mne				
Element		*	* *	10	\$7.C.COO	
Fluorescent	80%	2031		10	\$76,600	
	Other Observation, Exte		естеа : 100%			
	Location : Throughout Explanation : T-8 Lam					
Egrapa Lighting	Ехриананоп : 1-0 Lam	μι				
Egress Lighting	500/	2026	\$26,200	1		
Emergency, Service	50%	2026	\$26,200	1		
Exit, Service	50%	2026	\$17,800	1		

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

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

Asset #: 2727

Electrical		Current 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
Lighting								
Exterior Lighting								
HID	20%			2026	\$91,100	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$73,000	1	\$8,800	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Through	out The Building					
	Explanat	ion : CCT	V And Intrusion Ala	ırm Syste	ems Are Functional	l		
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2021	\$374,600	1-3	\$22,500	

Mechanical		Current Repa	Current Repair Future Replacement		e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 6	100%			2036	* *	5	\$32,300	
Conversion Equipment								
Steam Boiler	100%			2024	\$648,900	1	\$103,300	
		ervation, Exten	0 .	Affected	: 100%			
	Location	: Basement Bo	iler Room					
	Explanat	ion : 3 Units						
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$75,000	2034	* *	4	\$3,600	
		Extent : Severe						
	Location: Basement And Penthouse MER							
	Damaged,	Extent : Severe	, Area Affecte	d: 70%				
	Location	: Make Up Tar	ık In Boiler Ro	om				
Steam Piping/Pump	30%	Now	\$8,200	2036	* *	4	\$1,500	
1 0 1	Steam Trap	os Faulty, Exter	ıt : Moderate,	Area Aff	fected : 10%			
	Location	: Throughout						
Terminal Devices								
Air Handler	40%			2026	\$230,100	1	\$25,800	
Convector/Radiator	50%			2031	* *	1	\$16,900	
Fan Coil Unit/Heat	10%			2026	\$159,800	1	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

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

Asset #: 2727

Mechanical	chanical Current Repair Future Replaceme		e Replacement	ement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2029	* *	1	\$96,000	
Split Unit	3%			2036	* *			
		tallation, E : Parking	Extent : Light, Area Lot	Affected	: 100%			
Window/Wall Unit	5%			2021	\$11,000	1		
No Component	7%							
Distribution								
Chilled Wtr Pipe/Pump	85%	Now	\$41,200	2036	* *	4	\$4,400	
1 1		Extent : Se	evere, Area Affectea	l: 20%			. ,	
		: Basemen						
No Component	15%							
Terminal Devices	13/0							
Air Handler/Cool/Ht	85%			2026	\$358,300	1	\$54,800	
No Component	15%			2020	ψ550,500	1	Ψ57,000	
Heat Rejection	13/0							
Water Cooling Tower	85%			2020	\$242,100	2	\$89,300	
No Component	15%			2020	\$242,100	2	\$69,500	
Ventilation	1370							
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$58,200	
Exhaust Fans	10070			LIIL		2-3	\$36,200	
Interior	80%			2026	\$52,900	2	\$2,600	
Roof	20%			2026	\$17,000	2	\$600	
Plumbing	2070			2020	\$17,000		\$000	
H/C Water Piping								
Brass/Copper	60%			2036	* *	1		
Galv Iron/Steel	40%	0-2	\$2,500	2030	* *	1		
Garv Hon/Steer			\$2,500 evere, Area Affected			1		
			t Water Converters		ment			
HW Hoot Evolution	Locuior	11001 110	, , aici Converiers	in Dusel				
HW Heat Exchanger	1000/			2026	\$22 100	1	¢15 500	
Low Temp	100%			2026	\$33,100	4	\$15,500	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%	Now	¢7 400	LIFE	* *	1		
Cast Iron			\$7,400 : Severe, Area Affe			1		
		eni, Exieni : Through		стеа . 10	070			
G. man D. (1)	Locanor	. Inrough	<i>У</i> ш					
Sump Pump(s)	10004			2010	0.000	4	Φ Ω Γ ΩΩ	
Submersible	100%			2018	\$6,800	4	\$2,500	
Sewage Ejector(s)	1005			2021	.a. •	,	A. #0.0	
Electric	100%			2031	* *	4	\$2,500	
Backflow Preventer								
Generic	100%			2026	\$10,300	1	\$6,400	
Fixtures								
Generic	100%							
Vantical Transport								

Vertical Transport

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

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

Page: 120

HEALTH AND HOSPITALS CORP. - 819 CUMBERLAND NFCC BLDG C

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ex. Location : B-6	tent : Light, Area	Affected	: 100%			
	Explanation: 3 Units	,					
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$54,600	
Sprinkler							
No Component	95%						
Generic	5% Now	\$1,200	2036	* *	1-2	\$1,300	
	Corroded, Extent: Sev	ere, Area Affected	1:5%				
	Location : Basement	Hallway					
Chemical System	_					_	
Generic	100%		2024	\$26,700	1-3	\$55,000	

Page: 121

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 18-Dec-2014 Landmark Status : NONE

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

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$181,700
Interior Architecture		\$413,300
Electrical	\$170,400	\$703,600
Mechanical		\$472,300
Total	\$170,400	\$1,770,900
Importance Code A		\$181,700
Importance Code B	\$170,400	\$1,275,900
Importance Code C		\$313,200
Total	\$170,400	\$1,770,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,600	\$8,300		\$21,200
Interior Architecture		\$30,000	\$12,300	
Electrical	\$9,900	\$14,200	\$9,900	\$10,300
Mechanical	\$27,500	\$21,800	\$34,500	\$36,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$62,800	\$86,100	\$68,600	\$79,900
Importance Code A	\$13,600	\$8,300		\$21,200
Importance Code B	\$49,200	\$77,800	\$59,600	\$58,700
Importance Code C			\$9,000	
Total	\$62,800	\$86,100	\$68,600	\$79,900



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 ELMHURST HOSPITAL AMBULATORY CARE - ZONE H

Asset #: 4132

Architecture		Current I	Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	-							
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	\$64,000	
Metal Panel	3%			2046	* *	5-10	\$15,500	
Window Wall	12%			2046	* *	5	\$33,900	
Windows								
Aluminum	95%			2042	* *	5	\$17,200	
Glass Block	3%			LIFE	* *	5	\$300	
Metal Louvers	2%			2035	* *	10	\$2,300	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$8,000	
Masonry: Limestone	5%		\$13,600	LIFE	* *	5	\$500	
			Extent: Light, Are	ea Affecte	ed : 10%			
	Location	ı : Coping						
Roof								
Metal Panel	5%			2039	* *	10	\$8,300	
Modified Bitumen	90%			2034	* *	10	\$81,400	
Skylight, Plastic	2%			2039	* *	1		
Sloped Glazing	3%			LIFE	* *	5	\$36,200	
Interior								
Floors	5 0/			2025	¢07.100	2	¢10.000	
Carpet	5%			2025	\$87,100 * *	3	\$10,000	
Cast in Place Concrete	5% 5%			LIFE	* *	5	\$14,600	
Ceramic Tile	5% 5%			2035 LIFE	* *	5	\$6,700 \$5,200	
Terrazzo Vinyl Tile	3% 80%			2031	* *	5 3	\$3,200 \$40,000	
Interior Walls	80%			2031			\$40,000	
Ceramic Tile	3%			2035	* *	5	\$18,000	
Concrete Masonry Unit	3% 7%			LIFE	* *	5	\$16,800	
Glass: Single Pane	3%			LIFE	* *	5	\$13,500	
Gypsum Board	87%			LIFE	* *	5	\$313,200	
Ceilings	0770			LILL			ψ515,200	
AcousTileSusp.Lay-In	20%			2039	* *	5	\$26,700	
Exposed Struc: Steel	10%			LIFE	* *	3	Ψ20,700	
Gypsum Board	10%			LIFE	* *	5	\$16,700	
Metal Panel	60%			LIFE	* *	5	\$100,000	
	2370					-	+,	

Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2046	* *	1		
Panelboards							
Fused Disc Sw	10%		2042	* *	5	\$300	
Molded Case Bkrs	90%		2042	* *	5	\$3,100	

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

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

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

Asset #: 4132

Electrical	Current Re	pair	Future Replacement		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Thermoplastic	100%		2046	* *	1		
Motor Controllers							
Motor Control Center	100%		2039	* *	5	\$3,600	
Lighting							
Interior Lighting							
Fluorescent	65%		2031	* *	10	\$78,900	
	T-8 Lamps And Fixture		ate, Are	a Affected : 100%			
	Location : Throughou	it The Building					
Fluorescent	30%		2026	\$667,200	10	\$36,400	
	T-12 Lamps And Fixtur		erate, Ar	ea Affected : 100%	ó		
	Location : Throughou	ıt The Building					
Fluorescent	3%		2031	* *	10	\$3,600	
	Compact Fluorescent L	ight, Extent : Mo	derate, A	Area Affected : 100	%		
	Location: Hallways						
Incandescent	2%		2021	\$44,500	2	\$100	
Egress Lighting							
Emergency, Service	50%		2031	* *	1		
Exit, Service	50%		2031	* *	1		
Exterior Lighting							
HID	90%		2031	* *	10	\$400	
Incandescent	10%		2021	\$43,400	2		
Alarm							
Security System	500 /						
No Component	50%		2021	* *		#24.5 00	
Generic	50%		2031		1	\$24,700	
	Other Observation, Ext	ent : Moderate, A	rea Affe	ctea : 100%			
	Location : Hallways	C					
E' (C	Explanation: CCTV	Surveillance Cam	era Syst	em			
Fire/Smoke Detection	1000/		2021	* *	1.2	¢01 500	
Generic, Digital	100%	ant Moderate	2031		1-3	\$81,500	
	Other Observation, Ext Location : Throughou		rea Affe	ciea : 100%			
	_	_	11 C4	ona Homa Cu:-1-:	Datage		
	Explanation : Strobe I Bells	Lignis, Manual P	uu statte	ons, norns, smoke	регестот	s Ana Aiarm	
	Dems						

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
Heating						
Distribution						
Hot Wtr Piping/Pump	50%	2034	* *	4	\$4,900	
	Other Observation, Extent: Light, Area	Affected: 100%				
	Location: Boiler, Pressure Reducing	Valve And Heat Exc	hanger	Located	In Main Building	
	Explanation: Hot Water And Steam For Heating From Main Bldg					
Steam Piping/Pump	50%	2036	* *	4	\$3,300	

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

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

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

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	50%		2026	\$364,700	1	\$40,900	
Convector/Radiator	50%		2031	* *	1	\$21,400	
Air Conditioning							
Distribution							
Chilled Wtr Pipe/Pump			2046	* *	4	\$9,800	
	Other Observation,	Extent : Light, Area	Affected	! : 100%			
	Location : Baseme	ent					
	Explanation : Chil	lled Water From Ma	in Bldg				
Terminal Devices							
Air Handler/Cool/Ht	100%		2031	* *	1	\$81,800	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$73,800	
Exhaust Fans							
Roof	100%		2026	\$107,600	2	\$4,100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2036	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation,	Extent : Light, Area	Affected	! : 100%			
	<i>Location</i> : 1, 2, 3						
	Explanation: Thre	ee Units					
Fire Suppression							
Standpipe							
Generic	100%		2046	* *	1-5	\$66,700	
Sprinkler							
Generic	100%		2046	* *	1-2	\$37,100	

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

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

Page: 125

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 19-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,592,200	\$152,200
Interior Architecture	\$79,900	\$335,800
Electrical	\$125,800	\$981,600
Mechanical	\$67,800	\$48,600
Total	\$1,865,700	\$1,518,100
Importance Code A	\$1,592,200	\$152,200
Importance Code B	\$273,500	\$1,365,900
Total	\$1,865,700	\$1,518,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$70,100	\$2,200		
Interior Architecture		\$2,000	\$7,900	\$11,100
Electrical	\$7,300	\$8,800	\$7,900	\$20,200
Mechanical	\$25,500	\$3,100	\$7,400	\$63,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$120,600	\$33,900	\$40,900	\$112,700
Importance Code A	\$70,100	\$2,200		\$200
Importance Code B	\$50,500	\$31,700	\$39,500	\$112,500
Importance Code C			\$1,400	
Total	\$120,600	\$33,900	\$40,900	\$112.700



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.

Architecture	Curre	nt Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior										
Exterior Walls										
Cast in Place Concrete	5%	Φ 	LIFE	* *	5	\$23,100				
Masonry: Brick Cavity	75% Now		LIFE	**	5	\$69,400				
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : Throughout									
		ignoui 1g, Extent : Moderate	Aroa Afi	facted · 15%						
	Location: West	_	, Агеи Ајј	eciea . 1570						
Massamulimastana		Гисиие	LIDD	* *		¢2.500				
Masonry: Limestone Stucco Cement	5% 5% Now	\$27,400	LIFE 2031	* *	5 5	\$3,500 \$5,800				
Stucco Cement		مورت,400 ng, Extent : Moderat			3	\$3,800				
	_	nang Below 8th Floor	_	gecieu . 2070						
Window Wall	10% 0-2	\$182,000	2046	* *	5	\$17,300				
window wall		\$182,000 stent : Moderate, Are			3	\$17,300				
	Location : Solar		a rijjeerea	2370						
		ated, Extent : Moder	ate. Area	Affected : 25%						
	Location : Solar		,	33						
	Staining/Discolori	ing, Extent : Moderat	e, Area A	ffected : 50%						
	Location : Solar									
Windows										
Aluminum	40%		2048	* *	5	\$8,800				
Steel	60% Now	. ,	2051	* *	5	\$82,800				
	-	xtent : Severe, Area A	ffected : 5	50%						
	Location: Throughout									
		g, Extent : Moderate,	Area Affe	cted : 25%						
	Location: Throi	-	4 4 66	. 1 500/						
		ent, Extent : Severe, A	Area Affec	cted: 50%						
Damanata	Location : Throi	ignoui								
Parapets Masonry: Brick Cavity	90% Now	\$34,000	LIFE	* *	5	\$3,600				
Masonry. Brick Cavity		\$54,000 Frod, Extent : Modera			3	\$3,000				
	Location : Throi		ne, mea m	ijjeciea . 5070						
		ig, Extent : Moderate	. Area Afi	fected : 20%						
		And East Facades	, 11, 00, 1299	20,0						
Masonry: Limestone	5% Now	\$4,300	LIFE	* *	5	\$300				
Masoniy. Difficsione		ng, Extent : Moderat		ffected : 20%	3	Ψ500				
	Location : Copin	-	,							
	-	Erod, Extent : Modera	ite, Area A	Affected : 25%						
	Location: Copin									
Metal Rail	5%		2039	* *	5-10	\$3,600				
						. ,				

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

Asset #: 4112

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Roof									
Modified Bitumen	100%	Now	\$170,700	2036	* *				
			lerate, Area Affecte	ed: 20%					
	Location								
			, Extent : Moderate	, Area Aj	fected : 25%				
		: Over 8th			1.00 . 1.050/				
		O	ings, Extent : Mode	erate, Are	ea Affectea : 25%				
, .	Location	: Over 8th	rioor						
nterior Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$7,000		
Ceramic Tile	5%			2035	* *	5	\$3,200		
Vinyl Tile	60%			2026	\$335,800	3	\$14,500		
Vinyl Tile	25%			2034	**	3	\$6.000		
Wood	5%			2061	* *	5	\$6,000		
		rvation, E	xtent : Moderate, A	rea Affe	cted : 100%		1 - 7		
	Location	: 8th Floor	r						
	Explanati	on : This l	Material Is Actually	Lamina	ted Material - Not	Real Wo	od		
Interior Walls									
Ceramic Tile	5%			2035	* *	5	\$2,800		
Fiberglass Panel	7%			LIFE	* *				
Glass: Single Pane	3%			LIFE	* *	5	\$1,300		
Gypsum Board	20%			LIFE	* *	5	\$6,800		
Gypsum Board	7%			LIFE	* *	5	\$2,400		
Plaster	38%			LIFE	* *	5	\$6,500		
SGFT/Glazed Masonry	20%			LIFE	* *				
Ceilings	2. 			2021	de de	_	01.5.1.0.0		
AcousTileSusp.Lay-In	25%	2.4	Φ70.000	2031	* *	5	\$16,100		
AcousTileSusp.Lay-In	15%	2-4	\$79,900	2046		5	\$4,800		
	_	_	Extent : Moderate t Corridor	, Area Af	rectea : 25%				
				Anc ~ A1	Footad . 250/				
	_	_	Extent : Moderate t Corridor	, Area A <u>f</u>	jeciea : 25%				
			i Corriaor : Moderate, Area A	Affactad .	250%				
			: moaerate, Area A t Corridor	ърестеа :	2570				
F 1 C 1		. Бизетеп	i Corridor	LIDE	* *	-	\$2.500		
Exposed Concrete	25%			LIFE	**	5	\$2,500		
Plaster	35%			LIFE	* *	5	\$14,100		

Electrical	Current Repair			Futur	e Replacement	Ma		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 4112

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	•					
Service Equipment Air Circuit Breaker	100%	2036	* *	5	\$400	
	Other Observation, Extent : Moder	ate, Area Affected	d: 100%			
	Location: Basement					
	Explanation: Power Circuit Bred	aker Rated @ 200	00 Amperes			
Transformers	1000/	2042	* *	_	\$200	
Dry Type	100% Other Observation, Extent : Moder	2043 Sate Area Affected		5	\$300	
	Location : Electrical Room	ше, Агей Ајјестес	1. 100/0			
	Explanation : 225 Kva, 480/208/1	120 Volts				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2036	* *	5	\$1,900	
Raceway						
Conduit	80%	2026	\$81,000	1		
Conduit	20%	2036	* *	1		
Panelboards		-0.4-		_	***	
Fused Disc Sw	5%	2042	**	5	\$100	
Molded Case Bkrs	80%	2025	\$55,000	5	\$1,500	
Molded Case Bkrs	15%	2034	* *	5	\$300	
Wiring	000/ 2.4 0125.0	2051	* *	1		
Braided Cloth	80% 2-4 \$125,8			1		
	Insulation Aged, Extent : Moderate Location : Throughout The Build		100%			
T71 1			ale ale	- 1		
Thermoplastic	20%	2036	* *	1		
Motor Controllers	C00/	2024	#01.000	~	Ф200	
Locally Mounted	60%	2024	\$91,800 * *	5	\$300	
Locally Mounted	40%	2031		5	\$200	
Ground Grounding Devices						
Not Accessible	100%					
tand-by Power	10070					
Transfer Switches						
Automatic	100%	2043	* *	1	\$22,500	
ighting					, ,	
Interior Lighting						
Fluorescent	30%	2031	* *	10	\$11,800	
	Other Observation, Extent : Moder	ate, Area Affected	d: 100%			
	Location: Corridors					
	Explanation: T-8 Lamps					
Fluorescent	70%	2026	\$506,000	10	\$27,600	
	Other Observation, Extent : Moder		d : 100%			
	Location : Throughout The Build	ing				
	Explanation: T-12 Lamps					
Egress Lighting	500/	2021				
Emergency, Service	50%	2031	**	1		
Exit, Service	50%	2026	\$7,300	1		

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

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

Asset #: 4112

Electrical	Current Repair	Future R	eplacement	M				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
Fluorescent	80%	2026	\$191,300	10	\$5,300			
HID	20%	2026	\$56,400	10				
Alarm								
Security System								
No Component	70%							
Generic	30%	2031	* *	1	\$8,200			
	Other Observation, Extent : Mod	lerate, Area Affected	d: 100%					
	Location : Hallways and Outside							
	Explanation: CCTV Surveillan	ce Camera System						
Fire/Smoke Detection								
Generic, Digital	100%	2031	* *	1-3	\$45,000			
-	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Mo Bells	anual Pull Stations,	Horns, Smoke	Detector	s And Alarm			

Mechanical	Current Repa	ir Futu	e Replacement	M	Maintenance					
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Heating										
Distribution										
Steam Piping/Pump	100%	2036	* *	4	\$2,100					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Boiler Room	And Pressure Reducin	g Valve Located In	Main Bı	ıilding					
	Explanation : Steam Fro	om Main Bldg								
Terminal Devices										
Convector/Radiator	100%	2031	* *	1	\$13,900					
Air Conditioning										
Energy Source										
Electricity	100%	2034	* *	1						
Conversion Equipment										
Interior Pkg Unit -	5%	2024	\$28,300	2	\$100					
Cooling										
	R-22 Refrigerant, Extent: Light, Area Affected: 5%									
	Location: Room # Bb-8									
Split Unit	10% 0-2	\$20,300 2036	* *							
1	R-22 Refrigerant, Extent .	Light, Area Affected :	10%							
	Location : Roof									
	Other Observation, Extent : Severe, Area Affected : 10%									
	Location : Various Area									
	Explanation : Obsolete	Units								
Window/Wall Unit	75%	2021	\$67,800	1						
No Component	10%	2021	ψ07,000	1						
	10/0									

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

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

Mechanical		Current I	Repair	Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Terminal Devices									
Fan Coil - Cooling	10%			2021	\$30,500	1	\$1,400		
No Component	90%								
Heat Rejection Remote Air Cond	10%			2021	\$22,600	2	\$3,000		
No Component	90%			2021	\$23,600	2	\$3,000		
Ventilation Ventilation	90%								
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,000		
Exhaust Fans	10070						÷= .,000		
Interior	100%			2026	\$48,600	2	\$1,300		
Plumbing									
H/C Water Piping									
Brass/Copper	80%			2036	* *	1			
Galv Iron/Steel	20%			2024	\$26,300	1			
HW Heat Exchanger									
Low Temp	100%	Now	\$1,400	2026	\$13,600	4	\$4,300		
			evere, Area Affected	d : 40%					
	Location	: Basemen	<u>t</u>						
Sanitary Piping	1.000/			LIEE	* *	1			
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	1000/			LIDE	* *	1			
Cast Iron	100%			LIFE		1			
Fixtures Generic	100%								
Vertical Transport	10070								
Elevators									
Geared Traction	100%			LIFE	* *				
Genree Traction		ervation, E	Extent : Light, Area		! : 100%				
			Each Wing B To 8	55					
	Explana	tion : Two	Units						
Fire Suppression									
Standpipe									
Generic	100%			2036	* *	1-5	\$22,500		
Sprinkler									
No Component	75%								
Generic	25%			2036	* *	1-2	\$3,000		

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

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

Page: 131

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 18-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,12

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,792,500	\$1,454,000
Interior Architecture	\$522,800	\$1,610,600
Electrical	\$1,007,100	\$12,858,100
Mechanical	\$896,600	\$11,233,800
Total	\$6,219,000	\$27,156,600
Importance Code A	\$3,792,500	\$1,534,300
Importance Code B	\$2,426,400	\$25,059,100
Importance Code C		\$563,100
Total	\$6,219,000	\$27,156,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$38,400			
Interior Architecture		\$142,600	\$66,200	
Electrical	\$149,300	\$161,100	\$161,900	\$148,600
Mechanical	\$308,700	\$274,600	\$477,000	\$294,800
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
Total	\$663,100	\$745,100	\$871,900	\$610,200
Importance Code A	\$122,200	\$83,900	\$83,900	\$85,900
Importance Code B	\$540,900	\$661,200	\$753,500	\$524,300
Importance Code C			\$34,500	
Total	\$663,100	\$745,100	\$871,900	\$610,200



 $[\]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	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	<u>'</u>					•		•
Exterior Walls								
Cast in Place Concrete	_	_	\$70,800 Extent : Moderate erhang At Bulkhead			5	\$61,400	
	Exposed R	einforceme	ent, Extent : Moder erhang At Bulkhead	ate, Ared	a Affected : 10%			
Masonry: Brick Cavity	Location Misaligne	: Throughd/Bulging,	\$1,177,300 l, Extent : Moderat out Extent : Moderate, all Of Zone D			5	\$307,100	
Masonry: Brick Cavity		Now Int Failur : South Fa	\$188,400 e, Extent : Modera ccade	LIFE te, Area	* * Affected : 10%	5	\$245,700	
Masonry: Limestone		Now r Miss/Erod : Window	\$137,200 l, Extent : Moderat Sills	LIFE e, Area	* * Affected : 50%	5	\$9,200	
Metal Panel	3%			2052	* *	5-10	\$126,700	
Window Wall	3%			2052	* *	5	\$69,100	
Windows								
Aluminum	92%			2048	* *	5	\$300,000	
Aluminum	Location Worn/Eroc	: Throughded, Extent	\$698,600 Extent : Moderate, out : Moderate, Area I out 6th Floor			5	\$8,200	
Steel	Location Glazing Ba Location Thermally	: Basemen roken/Crac : Basemen	ked, Extent : Mode t Extent : Moderate	rate, Are	ea Affected : 20%	5	\$61,100	

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

Page: 133

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

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick Cavity	40%			LIFE	* *	5	\$26,000	
Masonry: Brick Cavity	45%	Now	\$138,100	LIFE	* *	5	\$29,300	
	Misaligne Location Vertical C	ı : Zone D	out Extent : Moderate, nt : Moderate, Are	55				
Masonry: Limestone	5%	Now	\$34,800	LIFE	* *	5	\$4,100	
	Location Caulking	ı : Coping A Deteriorated	l, Extent : Moderat At Zones C And D d, Extent : Modera At Zones C And D					
Metal Rail	8%			2039	* *	5-10	\$94,000	
Metal Rail	2%		\$3,500	2039	* *	5	\$9,200	
		0.	xtent : Moderate, A rapet At Zone B	Area Affe	cted : 25%		. ,	

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

Asset #: 68

Architecture	Current	Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	100/ Now	¢171 500	2026	* *			
Built-Up (BUR)	10% Now Miss/Damaged Flas Location: Over Zo Water Penetration, I Location: Over G Worn/Eroded, Exten Location: Over El	one C Extent : Moderate, A enerator Room	Area Affect	Affected : 25%			
Modified Bitumen	5% Now Broken/Missing Eler Location: Concre		2036 erate, Area	* * Affected : 25%			
	Vegetation Growth, Location : Over El	Extent : Moderate, . R					
	Water Penetration, Location: Over El Other Observation,	R					
	Location : Over El	R		ea . 100%			
Modified Bitumen	20%	crete Pavers Over R		\$426 2 00	10	\$72.200	
Modified Bitumen	Blisters, Extent : Sev Location : Zones A		2026 - 25%	\$436,200	10	\$73,200	
	Drains Inad/Mispos		rea Affecte	ed : 50%			
	Location : Zones A						
	Patching Evident, E.			d : 20%			
		th Floor Of Zone D					
	Ponding, Extent : Se Location : Zones A		: 50%				
	Water Penetration, I Location : Over E		Area Affect	ed : 10%			
Modified Bitumen	5%		2034	* *	10	\$18,300	
Modified Bitumen	30%		2031	* *	10	\$109,900	
Single Ply Membrane	28%		2031	* *	10	\$102,500	
	Gravel/Stone Ballas Location : Over Lo	t, Extent : Moderate ower Roofs Of New					
Skylight, Metal/Glass	2%		2046	* *	10	\$24,400	
Interior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$277,200	
Ceramic Tile	5%		2035	* *	5	\$63,400	
Ceramic Tile	5%		2029	* *	5	\$63,400	
Sheet Vinyl/Rubber	5%		2034	* *	5	\$95,000	
Terrazzo	5%		LIFE	**	5	\$49,500	
Vinyl Tile	37%		2031	* *	3	\$175,800	
Vinyl Tile	33%		2031	~ *	3	\$156,800	

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Architecture	(Current Repair		Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Ceramic Tile	5%		2035	* *	5	\$69,100	
Concrete Masonry Unit	10%		LIFE	* *	5	\$55,300	
Glass: Single Pane	5%		LIFE	* *	5	\$51,800	
Gypsum Board	30%		LIFE	* *	5	\$248,800	
Gypsum Board	10%		LIFE	* *	5	\$82,900	
Plaster	30%		LIFE	* *	5	\$124,400	
SGFT/Glazed Masonry	10%		LIFE	* *			
Ceilings							
AcousTileConcealSpLn	20%		2031	* *	5	\$316,800	
AcousTileSusp.Lay-In	22%		2039	* *	5	\$278,800	
AcousTileSusp.Lay-In	28%		2043	* *	5	\$354,800	
Exposed Concrete	5%		LIFE	* *	5	\$9,900	
Exposed Struc: Steel	5%		LIFE	* *			
Metal Panel	5%		LIFE	* *	5	\$79,200	
Plaster	15%		LIFE	* *	5	\$118,800	

Electrical	Current Repair	Future	Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	30%	2026	\$60,300	5	\$1,300				
	Other Observation, Extent : Mode	erate, Area Affeo	cted : 100%						
	Location: Electrical Rooms (Br	roadway)							
	Explanation : Main Service Swi	tches Rated @ 2	?- 4000 Amperes						
Air Circuit Breaker	10%	2026	\$20,100	5	\$400				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room (41st Street)								
	Explanation : Main Service Swi	tch Rated @ 400	00 Amperes						
Air Circuit Breaker	10%	2036	* *	5	\$400				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room (41st Street)								
	Explanation : Main Service Swi	tch Rated @ 400	00 Amperes Lvpb						
Fused Disc Sw	50%	2036	* *	5	\$1,800				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Room (F- Plant)								
	Explanation : Main Service Swi	tches Rated @ 2	?- 2000 Amperes A	nd 1- 16	00 Amperes				

Maintenance \$ are aggregated over a ten-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		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	50%			2039	* *	5	\$1,600	
	Location	: 41st Stre	Extent : Moderate, A vet Electrical Room Kva, 208/480v	ı				
Dry Type	Location	: Baxter/	Extent : Moderate, 1 Broadway Electric Kva, 480/208/120 V	al Room	\$8,100 ected : 100%	5	\$1,600	
Switchgear / Switchboard								
Air Circuit Breaker	50%			2026	\$399,800	5	\$2,200	
Air Circuit Breaker	5%			2046	* *	5	\$200	
Fused Disc Sw	45%			2036	* *	5	\$1,700	
Raceway								
Busway	10%			2024	\$99,700	1		
Conduit	40%			2026	\$399,000	1		
Conduit	50%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2025	\$91,700	5	\$2,000	
Molded Case Bkrs	50%			2025	\$458,600	5	\$11,300	
Molded Case Bkrs	40%			2042	* *	5	\$9,000	
Wiring								
Braided Cloth		_	\$461,000 ent : Moderate, Are ion Of The Buildin		* * ed : 100%	1		
Busway	10%			2024	\$153,700	1		
Thermoplastic	60%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2024		5	\$1,200	
Motor Control Center	40%			2024	\$724,600	5	\$9,400	
Motor Control Center	40%			2039	* *	5	\$9,400	
Ground Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	* *	5	\$12,600	
	Location		Extent : Moderate, 1 ay And 41st Street I oded					
Stand-by Power	•							
Transfer Switches								
Automatic	75%			2039	* *	1	\$198,200	
Automatic	25%			2024		1	\$66,100	

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

Asset #: 68

Electrical	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			
Stand-by Power									
Generators									
Diesel	50%	2039	* *	1	\$166,300				
	Other Observation, Extent : Moderate, A		ected : 100%						
	Location: Generator Room (F- Plant,								
	Explanation : 1- 1500 Kw And 3- 600								
Diesel	20%	2039	* *	1	\$66,500				
	Other Observation, Extent: Moderate, A		ected : 100%						
	Location: Generator Room (41st Stre	et)							
	Explanation: 671 Kw								
Diesel	20%	2039	* *	1	\$66,500				
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room (Broadway)								
	Location: Generator Room (Broadwa	iy)							
	Explanation: 671 Kw								
Diesel	10%	2022		1	\$33,300				
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%						
	Location: Generator Room (Baxter)								
-	Explanation: 400 Kw								
Batteries				_					
Lead/Acid	90%	2021	\$1,400	5	\$28,600				
Nickel Cadmium	10%	2019	\$200	5	\$19,100				
Fuel Storage	200/	2025	Φ1 2 <00	~	Ф21 400				
Day Tank	20%	2025	\$12,600	5	\$31,400				
	Other Observation, Extent : Moderate, I Location : Generator Room (Baxter)	Area А <u></u> ӈе	естеа : 100%						
	,								
D T 1	Explanation: 275 Gallons	2025	Ф12 с00		Ф21 400				
Day Tank	20%	2025	\$12,600 * *	5	\$31,400				
Day Tank	20%	2048		5	\$31,400				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room (F - Plant)								
		:)							
	Explanation: 4000 Gallons	• • • • •	de de						
Main Tank	40%	2061	**	5	\$10,000				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: F - Plant								
ighting	Explanation: 12,000 Gallon Capacity	,							

Lighting

^{**} 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)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	50%	2031	**	10	\$388,300			
	Other Observation, Extent: Modera		ted : 100%					
	Location: Throughout The Building	ng						
	Explanation: T-8 Lamps		* • • • • • • • • • • • • • • • • • • •		4277.200			
Fluorescent	46%	2026	\$6,547,400	10	\$357,200			
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
Fluorescent	2%	2031	* *	10	\$15,500			
	Compact Fluorescent Light, Extent		rea Affected : 100	%				
	Location : Throughout The Buildin	ng						
HID	1%	2026	\$21,200	10	\$300			
Incandescent	1%	2021	\$142,300	2	\$200			
Egress Lighting								
Emergency, Service	48%	2026	\$204,400	1				
Emergency, Battery	2%	2026	\$23,400	10	\$4,100			
Exit, LED	40%	2061	* *	1				
Exit, Service	10%	2026	\$28,900	1				
Exterior Lighting								
HID	100%	2026	\$3,316,600	10	\$2,600			
Alarm								
Security System								
No Component	50%							
Generic	25%	2031	* *	1	\$80,200			
	Other Observation, Extent: Modera		ted : 100%					
	Location : Inside And Outside The	_						
	Explanation: CCTV Surveillance		n					
Generic	25%	2031	* *	1	\$80,200			
	Other Observation, Extent: Modera		ted : 100%					
	Location: Hallways And Exit Poi	nts						
	Explanation: Intrusion Alarm Sys	stem						
Fire/Smoke Detection								
Generic, Digital	100%	2031	* *	1-3	\$529,200			
	Other Observation, Extent : Modera		ted : 100%					
	Location: Throughout The Building	_						
	Explanation : Manual Pull Station Bells	ıs, Strobe Ligh	ts, Smoke Detecto	ors, Horn	s And Alarm			

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

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 #: 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
eating Energy Source Interruptible Gas/Dual Fuel	100%			2036	**	1		
	Location Other Obs Location	ı : Fuel Co servation, I ı : Boiler R	Extent : Light, Are nversion, Basemen Extent : Light, Area coom ilers Are Dual Fue	t Boiler R Affected	oom : 100%	I		
Conversion Equipment								
Steam Boiler	Location	n Progress, n : 2 Units .	Extent : Light, Are Are Removed, Tota	l Replace	ment Is In Progres	1 es	\$838,500	
	Location	ı : Boiler R	Extent : Light, Ared Coom ilers, 2 Have Been			Onarabl	a	
Distribution	Блршпа	иоп. 4 В0	uers, 2 mave been	кеточеа,	Omy 2 Omis Are	Орегиог	e	
Hot Wtr Piping/Pump	Location	ı : Various	Extent : Light, Area Locations 's Of Duplex Heat I			4 Svstem	\$37,600	
Steam Piping/Pump	Location Steam Tra	lent, Extent 1 : Vacuum	\$120,900 : Moderate, Area Pumps And Return Extent : Severe, An	n Lines, V	arious Areas	4	\$16,700	
Terminal Devices								
Air Handler Air Handler	5% 45%		\$42,000	2021 2026	\$233,400 \$2,100,700	1 1	\$26,200 \$212,000	
	-	_	ent : Moderate, Are tic Control System					
Convector/Radiator	25%			2031	* *	1	\$68,400	
Fan Coil Unit/Heat	25%			2026	\$3,241,000	1	\$68,400	
ir Conditioning								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment	100%			2034		1		
Centrifugal, Elec Chiller	Other Obs	servation, I	Extent : Light, Arec		* *	1	\$641,400	
			Basement Chiller R Regrigerant	oom				
Exterior Pkg Unit - Cooling	10%			2031	* *	2	\$5,200	
-		servation, 1 1 : Lower R	Extent : Light, Ared oof	Affected	: 10%			
	Explana	tion : 5 Un	its Using 407a Ref	rigerant				
Window/Wall Unit No Component	10% 10%			2021	\$178,000	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 #: 68

Mechanical	Current Repair		Futur	re Replacement	M	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Distribution									
Chilled Wtr Pipe/Pump	70%		\$133,300	2036	* *	4	\$29,200		
			evere, Area Affecte ine In Sub-baseme						
			ine In Sub-baseme	nt Ana B	asement				
No Component	30%	1							
Terminal Devices									
Air Handler/Cool/Ht	70%			2026	\$2,316,900	1	\$366,500		
No Component	30%	1							
Heat Rejection	700/	NT	Φ 7 0.200	2024	Φ1.5.65. 5 00	2	ф. 477. 2 00		
Water Cooling Tower	70%		\$78,300	2024	\$1,565,700	2	\$477,200		
		Broken, Extent : Moderate, Area Affected : 5% Location : Insulation							
				Affactad	. 50%				
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Piping At Roof							
			nt : Severe, Area A	ffected ·	5%				
	-	_	alves, Roof	ујестей.	370				
No Component	30%	1							
Ventilation									
Distribution									
Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$472,100		
Exhaust Fans									
Interior	80%			2026	\$765,600	2	\$20,700		
Roof	20%	1		2026	\$137,700	2	\$5,200		
Plumbing									
H/C Water Piping	0.00/			2026	* *	1			
Brass/Copper Galv Iron/Steel	80%			2036 2024		1			
Water Heater	20%	1		2024	\$517,200	1			
Oil Fired	10%			2024	\$26,900	1	\$2,500		
Oli Filed			Extent : Light, Area			1	\$2,300		
		n : Mechan	Ü	Пуссиси	. 1070				
			l Fired Water Hear	ters Serv	e Emergency Deco	ntaminat	tion Showers		
No Component	90%		11 1.00 1,000 11000		e zmergeney zeee		ion showers		
HW Heat Exchanger	9070	1							
Low Temp	100%	Now	\$5,400	2026	\$268,600	4	\$83,700		
Low Temp					Ψ200,000	7	ψ03,700		
	Broken, Extent : Moderate, Area Affected : 5% Location : 1 Circulation Pump, Mechanical Room								
	Other Observation, Extent: Light, Area Affected: 100%								
		n : Mechan	_	- 55					
			Tank System And I	'nstantaic	ous System In Place	e			
Sanitary Piping	r · · · ·		<u> </u>		<u> </u>				
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			

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

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

Mechanical	Current Repa	air Futu	Future Replacement		Maintenance					
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Sump Pump(s)										
Rigid Piping	100%	2026	\$11,300	4	\$2,500					
	Other Observation, Exten		d: 100%							
	Location: Sub-basement									
	Explanation: 2 Duplex	Units								
Sewage Ejector(s)	1000/	Φ1 100 2 02 c	411 200	4	44 60 0					
Electric	100% Now \$1,100 2026 \$11,300 4 \$1,600									
	Not in Service, Extent : Severe, Area Affected : 50%									
	Location: 1 Motor									
	Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement									
Backflow Preventer	Explanation: Duplex U	nu								
	100%									
Not Accessible Fixtures	100%									
Generic	100%									
Vertical Transport	100/0									
Elevators										
Gearless Traction	95%	LIFE	* *							
Scariess Traction	Other Observation, Extent : Light, Area Affected : 95%									
	Location: (11) A, B, C, D, E, F Serves All Floors. (1) Freight B-11									
	Explanation: 12 Units	, ,	()							
Hydraulic	5%	LIFE	* *							
11y draune	Other Observation, Exten									
	Location : Sub-basemer									
	Explanation: 1 Unit, Fo									
Fire Suppression		- · · · · ·								
Standpipe										
Generic	100%	2036	* *	1-5	\$442,700					
Sprinkler					•					
No Component	15%									
Generic	85%	2036	* *	1-2	\$201,600					
Fire Pump										
Generic	100%	2029	* *	1	\$158,100					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Fire Pump Room									
	Explanation: One Pum	p Serves Sprinklers / C	ne Pump Serves St	and Pipe	System					
Chemical System										
Generic	100%	2024	\$26,700	1-3	\$55,000					
		-								

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

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 03-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,6,8,10,13,P14,P15,P16

Block : 270 Lot : 32 BIN : 1003224

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$259,800	\$1,072,100
Interior Architecture	\$607,700	\$1,515,800
Electrical		\$485,300
Mechanical	\$407,700	\$161,100
Total	\$1,275,200	\$3,234,300
Importance Code A	\$259,800	\$1,072,100
Importance Code B	\$1,015,400	\$1,662,300
Importance Code C		\$499,900
Total	\$1,275,200	\$3,234,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$5,400	\$24,400		\$56,600
Interior Architecture	\$22,300	\$28,900		\$22,300
Electrical	\$39,100	\$36,700	\$36,700	\$65,600
Mechanical	\$142,300	\$205,000	\$229,100	\$215,500
Elevators/Escalators	\$133,200	\$133,200	\$133,200	\$133,200
Total	\$342,300	\$428,200	\$399,100	\$493,200
Importance Code A	\$5,400	\$24,400		\$70,400
Importance Code B	\$336,900	\$375,000	\$399,100	\$422,900
Importance Code C		\$28,900		
Total	\$342,300	\$428,200	\$399,100	\$493,200



 $[\]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 GOUVERNEUR HEALTHCARE SERVICES

Asset #: 100

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
xterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$58,400	
Masonry: Brick	3%	Now	\$36,000	LIFE	* *	5	\$11,700	
			tent : Severe, Area out Site Wall	Affected	: 20%			
Masonry: Brick Cavity	40%			LIFE	* *	5	\$155,700	
Metal/Glass Curt Wall	30%			LIFE	* *	5	\$219,000	
Metal Panel	20%			2052	* *	5-10	\$535,300	
Window Wall	4%			2046	* *	5	\$58,400	
Windows								
Aluminum	95%			2042	* *	5	\$45,100	
	_	pair Evider : Through	nt, Extent : Light, A out	rea Affeo	cted : 100%			
Metal Louvers	5%			2035	* *	10	\$14,800	
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	\$28,700	
Metal/Glass Curt Wall	20%			2052	* *	5	\$8,600	
Metal Panel	20%			2052	* *	5	\$8,600	
Metal Rail	20%			2039	* *	5-10	\$40,100	
Metal: Cage/Fence	15%			2043	* *	5-10	\$12,900	
Roof								
Cast in Place Concrete	4%			LIFE	* *			
IRMA/Protected Membrane	8%			2034	* *	10	\$12,200	
IRMA/Protected Membrane	18%			2021	\$223,700	10	\$27,400	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: 16th Flo	or					
	Explanai	tion : Mech	anical Penthouse					
Modified Bitumen	68%			2034	* *	10	\$103,700	
Skylight, Metal/Glass	1%			2052	* *	10	\$5,100	
Skylight, Plastic	1%			2043	* *	1		
terior								
Floors								
Carpet	7%			2027	\$582,200	3	\$89,200	
Cast in Place Concrete	15%			LIFE	* *	5	\$209,100	
Ceramic Tile	20%			2039	* *	5	\$127,400	
Quarry Tile	18%			2043	* *	5	\$172,000	
Sheet Vinyl/Rubber	40%			2034	* *	5	\$382,300	
		ervation, E : Through	Extent : Light, Area out	Affected	: 100%			
	Explanat	tion : High	End Vinyl Flooring	g				

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

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

HEALTH AND HOSPITALS CORP. - 819 GOUVERNEUR HEALTHCARE SERVICES

Asset #: 100

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
iterior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
		pair Eviden 1 : Compres	nt, Extent : Light, A ssor Room	rea Affeo	cted : 15%			
Ceramic Tile	5%			2039	* *	5	\$57,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$23,100	
Glass: Single Pane	7%			LIFE	* *	5	\$60,700	
Masonry: Brick	5%			LIFE	* *			
Mosaic Tile	8%			LIFE	* *			
Plaster	60%			LIFE	* *	5	\$208,100	
Wood	5%			LIFE	* *	5	\$231,200	
Ceilings								
AcousTileConcealSpLn	35%			2043	* *	5	\$278,700	
AcousTileSusp.Lay-In	40%			2043	* *	5	\$254,900	
Gypsum Board	25%			LIFE	* *	5	\$199,100	
lectrical		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	Priorit
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2056	* *	5	\$2,200	
	Other Ob	servation, E 1 : Electrica	Extent : Moderate, A al Room Main Disconnect S				¥=,= ° °	
Transformers	Lipiana	1 110 1	Disconnect S	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		. Daci		
Dry Type	100%			2046	* *	5	\$1,600	
J -JF			Extent : Moderate, A		cted : 100%	2	42,000	
		ı : Generato		55				
	Explana	tion : 500 K	KVA					
Switchgear / Switchboard Air Circuit Breaker			- 1 - 1	2056	* *	5	\$2,200	
Air Circuit Breaker	100%			2056	* *	5	\$2,200	
				2056	* *	5	\$2,200	

2051

2046

2056

2046

2046

5

1

5

5

* *

* *

* *

\$11,200

\$600

\$9,300

Ground

Grounding Devices

Busway

Motor Controllers

Molded Case Bkrs

Thermoplastic

Locally Mounted

Motor Control Center

Not Accessible 100%

Stand-by Power

Wiring

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

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

100%

20%

80%

20%

80%

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

HEALTH AND HOSPITALS CORP. - 819 GOUVERNEUR HEALTHCARE SERVICES

Asset #: 100

Electrical	Current Repair	Future Rep	lacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches	1000/	2016	* *		Ф121 000	
Automatic	100%	2046	* *	1	\$131,000	
Generators Diesel	100% Other Observation, Extent: Mo Location: Generator Room, F Explanation: 1000 Kw		**	1	\$164,900	
Batteries	Explanation . 1000 Kw					
Nickel Cadmium	100%	2022	\$1,500	5	\$94,900	
Fuel Storage		<u> </u>	, ,		, , , , , , , , , , , , , , , , , , , ,	
Day Tank	20% Other Observation, Extent : Lig Location : Penthouse Explanation : 245 Gal	2051 ht, Area Affected : 20%	* *	5	\$15,800	
Main Tank	80%	2066	* *	5	\$10,000	
	Other Observation, Extent : Lig Location : Underground Explanation : 7000 Gal	ht, Area Affected : 80%	ó		, ,,,,,	
ighting						
Interior Lighting Fluorescent	60% Other Observation, Extent : Mo	2036 derate, Area Affected :	**	10	\$234,300	
	Location : Throughout Explanation : T-8 Lamps					
Fluorescent	40% Other Observation, Extent: Mo Location: Throughout Explanation: T-5 And Compa		**	10	\$156,200	
Egress Lighting						
Emergency, Service	50%	2036	* *	1		
Exit, LED	50%	2066	* *	1		
Alarm Fire/Smoke Detection	700/					
No Component	70%	2026	* *	1.2	¢01 100	
Generic, Digital	30%	2036	* *	1-3	\$81,100	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Utility Steam	100%	2052 * *	1	
•	Other Observation, Extent: Light, Are	a Affected : 100%		
	Location: Basement			
	Explanation : Steam From Con Edisc	on		

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

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

HEALTH AND HOSPITALS CORP. - 819 GOUVERNEUR HEALTHCARE SERVICES

Asset #: 100

Mechanical	Current Repair	Future Repla	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating Conversion Equipment Pres. Reducing Valve/LF Steam		2041	* *	5	\$25,300		
	Recent Installation, Extent: Light, Art Location: Basement	ea Affected : 100%					
Distribution Hot Wtr Piping/Pump	20% Recent Installation, Extent: Light, Art Location: Throughout	2051 ea Affected : 100%	**	4	\$6,300		
Steam Piping/Pump	80% Recent Installation, Extent : Light, Art Location : Throughout	2056 ea Affected : 100%	* *	4	\$16,800		
Terminal Devices Air Handler	60% Recent Installation, Extent : Light, Ar Location : 11 Units In Various Loca		* *	1	\$157,900		
Air Handler	15% On Extended Life, Extent : Severe, Ar. Location : Ahu # 11, 12, 13 And 14		\$352,100	1	\$39,500		
Convector/Radiator	25% Recent Installation, Extent : Light, Art Location : Throughout	2046 ea Affected : 100%	* *	1	\$34,400		
air Conditioning Energy Source Utility Steam	100%	2052	* *	1			
Conversion Equipment Absorption Chiller/Steam/HW	100%	2035	* *	1	\$460,700		
C	Other Observation, Extent: Light, Are Location: 14th Floor Explanation: 2 New Units And 1 O						
Distribution Chilled Wtr Pipe/Pump	100% Recent Installation, Extent : Light, Ar Location : Throughout	2056	* *	4	\$21,000		
Terminal Devices Air Handler/Cool/Ht	100% Recent Installation, Extent : Light, Ar Location : 11 Units In Various Loca		**	1	\$263,200		
Heat Rejection Remote Air Cond	10% Recent Installation, Extent : Light, Ar Location : Roof (upper)	2036 ea Affected : 100%	* *	2	\$29,600		
Water Cooling Tower	90% Recent Installation, Extent: Light, Ar. Location: 3 Units On 4th Floor Roc		* *	2	\$385,600		

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

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

HEALTH AND HOSPITALS CORP. - 819 GOUVERNEUR HEALTHCARE SERVICES

Asset #: 100

Mechanical	Curre	nt Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$237,400	
Exhaust Fans							
Interior	90%		2036	* *	2	\$11,700	
Roof	10%		2036	* *	2	\$1,300	
Plumbing							
H/C Water Piping	1000/		2076	de de			
Brass/Copper	100%		2056	* *	1		
HW Heat Exchanger	1000/		2076	ماد ماد		4.2.1 00	
Low Temp	100%		2056	* *	4	\$42,100	
Sanitary Piping	1000/		LIPE	4 4	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIPE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2026	* *	4	¢1.700	
Rigid Piping	100%	ı, Extent : Light, Area	2036		4	\$1,600	
		ı, Exieni . Ligni, Area v Units In The Baseme		. 100%			
Sewage Ejector(s)	Locuiton . 2 Ivev	Ontis In The Daseme	:ni				
Compressed Air	100%		2056	* *	4	\$1,600	
Backflow Preventer	100%		2030		4	\$1,000	
Generic	100%		2036	* *	1	\$26,100	
Fixtures	10070		2030		1	\$20,100	
Generic	100%						
Vertical Transport	100/0						
Elevators							
Geared Traction	100%		LIFE	* *			
Gearea Traction		ı, Extent : Light, Area		: 100%			
		13, (4) 1-5, (1) B-14	33				
	Explanation: 9						
Fire Suppression							
Standpipe							
Generic	100%		2056	* *	1-5	\$214,600	
Sprinkler						•	
Generic	100%		2056	* *	1-2	\$119,200	
Fire Pump							
Generic	100%		2041	* *	1	\$79,500	
Chemical System							
Chemical System						\$50,600	

 $[\]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.

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC

Address : 34 SPRING STREET @ MOTT ST.

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 22-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 480 Lot : 21 BIN : 1007180

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$762,100	\$41,800
Interior Architecture	\$288,200	
Electrical		\$194,800
Mechanical		\$433,500
Total	\$1,050,300	\$670,100
Importance Code A	\$762,100	\$219,900
Importance Code B	\$211,500	\$450,300
Importance Code C	\$76,700	
Total	\$1,050,300	\$670,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$53,000	\$1,900		\$20,100
Interior Architecture	\$2,000	\$5,400	\$1,300	\$2,000
Electrical	\$10,100	\$400	\$600	\$26,600
Mechanical	\$29,500	\$6,200	\$7,800	\$38,100
Total	\$94,600	\$13,900	\$9,800	\$86,800
Importance Code A	\$56,600	\$5,500	\$3,500	\$23,700
Importance Code B	\$38,000	\$8,400	\$6,200	\$63,100
Importance Code C				
Total	\$94,600	\$13,900	\$9.800	\$86,800



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

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

Asset #: 101

Architecture	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
Exterior							
Exterior Walls	50/ NI-	¢24.000	LIEE	* *	_	¢22.200	
Cast Stone/Terra Cotta	5% Now	\$24,800	LIFE		5	\$23,300	
	Broken/Missing Electron : North F		ieraie, Ar	ea Affectea : 15%			
	Cracking/Crumbling		Area A	ffected · 10%			
	Location : North F		, 111 cu 11 ₉	geerea : 1070			
Copper/Terne	5%		2046	* *	10	\$7,000	
Masonry: Brick	70% Now	\$257,900	LIFE	* *	5	\$41,800	
Musomy. Brick	Jnt Mortar Miss/Ero			Affected : 20%	3	ψ11,000	
		outh, North Facades		33			
	Spalling, Extent : M			ó			
		outh, North Facade					
Masonry: Granite	5%		LIFE	* *	5	\$2,200	
Marble Panels	5%		LIFE	* *	5	\$2,200	
Stucco Cement	10%		2031	* *	5	\$14,900	
Windows							
Aluminum	80%		2034	* *	5	\$3,100	
	Weather Strip Missi	-	ite, Area	Affected : 25%			
	Location: Through	hout					
Aluminum	20%		2034	* *	5	\$800	
	Other Observation,		Affected	: 100%			
	Location: Through						
-	Explanation : Dec	orative Metal Grills	3				
Parapets Control Control	50/ NI	ф 7 200	LIEE	* *	_	¢2.500	
Cast Stone/Terra Cotta	5% Now	\$7,300	LIFE		5	\$3,500	
	Cracking/Crumbling Location: North F		e, Area Aj	ijeciea : 5%			
	Jnt Mortar Miss/Ero		to Area	Affected · 50%			
	Location : North F		ie, 111eu 1	ijjeciea . 5070			
	Staining/Discoloring		e. Area A	ffected : 20%			
	Location : Through		J	5			
	Vegetation Growth,		ea Affecte	ed : 5%			
	Location : Cornice						
Masonry: Brick	70% Now	\$378,800	LIFE	* *	5	\$6,400	
1.1 .1. 00111.j. 211011	Horizontal Cracks,			cted : 25%		Ψ0,.00	
	Location: East Fa	cade, South Facade	e, West F	acade			
	Jnt Mortar Miss/Ero	od, Extent : Modera	te, Area A	Affected : 100%			
	Location: East Fa	cade, South Facade	e, West Fo	acade			
	Spalling, Extent : Se	vere, Area Affected	: 50%				
	Location: East Fa	cade, South Facade	e, West F	acade			
	Worn/Eroded, Exten						
	Location : East Fa	cade, West Facade,	, South F	acade			
Metal: Cage/Fence	15% 2-4	\$1,400	2031	* *	5	\$4,400	
	Corrosion/Rusting,		Area Affe	cted : 20%			
	Location : Through	hout					
Stucco Cement	10%		2031	* *	5	\$2,400	

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

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

Asset #: 101

Architecture	Curre	nt Repair	Future Replacement Maintenance		aintenance	е	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof Built-Up (BUR)	70% Now	\$125,400	2036	* *			
Built-op (Bolk)	Alligatoring, Exter Location: Roof	nt : Moderate, Area A Penetrations Aoderate, Area Affecto	ffected : 25	%			
	Debris on Roof, E. Location : All Ro	xtent : Severe, Area A oofs	ffected : 25	%			
	Vegetation Growth Location : Over	n, Extent : Moderate, 1 First Floor	Area Affect	ed : 25%			
	Location: Exam						
	Worn/Eroded, Ext Location : Throu	ent : Moderate, Area 1 ghout	Affected : 2	5%			
Copper/Terne	12%		2041	* *	10	\$11,500	
Metal Panel	5% Now Miss/Damaged Fla Location : Over	\$4,400 ashings, Extent : Mod Medical Records	2039 erate, Area	* * Affected : 5%			
	Location : Over Other Observation Location : Over Explanation : Ro	, Extent : Moderate, A Medical Records, Bas v, Extent : Moderate, A Medical Records vof Is Covered With To	sement Belo Area Affecte ar	w Bilco Doors ed : 100%			
Skylight, Metal/Glass	13% 0-2 Water Penetration Location: Exam	\$15,000 , Extent : Moderate, A Room 9	2036 Area Affecte	* * ed : 5%			
nterior							
Floors	2.50			ماد ماد	_	Ф20.200	
Cast in Place Concrete	25%		LIFE	* *	5	\$29,300	
Ceramic Tile	5%		2035	* *	5	\$2,700	
Vinyl Tile	40%		2031		3	\$8,000	
Vinyl Tile	30% 2021 \$139,700 3 \$8,000 Misaligned/Bulging, Extent : Moderate, Area Affected : 25% Location : 2nd Floor						
	Worn/Eroded, Ext Location : 2nd F	ent : Moderate, Area 1 loor Offices	Affected : 4	0%			
Interior Walls							
Glass Block	5%		LIFE	* *			
Masonry: Brick		\$76,700 , Extent : Severe, Arec cal Records Room	LIFE a Affected :	**			
DI .	-	ai Recoras Room	TIPE	ماد دات	~	φο 100	
Plaster	70%		LIFE	* *	5	\$8,100	

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

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

Asset #: 101

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$5,400	
Exposed Struc: Steel	5%			LIFE	* *			
Masonry: Infill Arch	25%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$16,700	
Plaster	10%	Now	\$71,900	LIFE	* *	5	\$3,300	
	Cracking/C	Crumbling,	Extent: Moderate	Area A	ffected : 100%			
	Location	: Electrica	l Room, Medical R	ecords I	Room, Exam Room	11 And	12	
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 100%			
	Location	: Electrica	l Room, Medical R	ecords I	Room, Exam Room	11 And	12	

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2026	\$2,600	5	\$100	
	Other Obser	vation, Extent : Moderate,	Area Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	n : No Rating Available					
Raceway							
Conduit	90%		2026	\$12,800	1		
Conduit	10%		2036	* *	1		
Panelboards							
Molded Case Bkrs	10%		2034	* *	5		
Molded Case Bkrs	90%		2025	\$27,500	5	\$400	
Wiring							
Thermoplastic	90%		2026	\$16,000	1		
Thermoplastic	10%		2036	* *	1		
Motor Controllers							
Locally Mounted	100%		2024	\$38,300	5	\$100	
Ground				·			
Grounding Devices							
Generic	100%	2-4 \$9,700	LIFE	* *	5	\$300	
	Other Observation, Extent : Severe, Area Affected : 100%						
	Location:	Boiler Room	-				
	Explanatio	n : Corroded And Connect	ted With N	1ain Water Pipe			
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 #: 101

Electrical	Current Repair	air Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2026	\$120,300	10	\$6,600	
	Other Observation, Extent : Modera Location : Throughout Explanation : T-12 Lamps	te, Area Affeo	cted : 100%			
Fluorescent	80%	2031	* *	10	\$26,300	
	Other Observation, Extent : Moderate Location : Throughout Explanation : T-8 Lamps	te, Area Affec	cted : 100%			
Egress Lighting						
Emergency, Battery	50%	2026	\$24,700	10	\$4,300	
Exit, Service	50%	2026	\$6,100	1		
Exterior Lighting						
HID	20%	2026	\$13,200	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2026	\$10,600	1	\$1,300	
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2026	\$36,300	1-3	\$2,100	

echanical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nting						
Energy Source						
Fuel Oil No 2	100%	2036	* *	5	\$11,100	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Basement Vaul	t				
	Explanation: (1) 5,000 Ge	allon Tank				
Conversion Equipment						
Steam Boiler	100%	2024	\$178,100	1	\$35,400	
	On Extended Life, Extent : 1	Moderate, Area Affect	ed : 100%			
	Location: Basement					
Distribution						
Steam Piping/Pump	100%	2026	\$255,400	4	\$2,600	
1 0 1	On Extended Life, Extent : Moderate, Area Affected : 100%					
	Location : Throughout					
	Recent Replace Evident, Ex	tent : Light, Area Affe	cted : 100%			
	Location : Basement, Con	densate Return / Boile	er Feed Pumps Red	ently Re	placed	
Terminal Devices						
Convector/Radiator	100%	2031	* *	1	\$11,600	

Air Conditioning

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

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

Asset #: 101

lechanical Current Repair		Futur	e Replacement	М				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source	1000/			2024	* *	1		
Electricity Conversion Favinment	100%			2034	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%	Now	\$23,600	2031	* *	2	\$100	
			t : Severe, Area Afj					
	Location Room	ı : Basemer	t Records Room, T	his Unit				
Exterior Pkg Unit - Cooling	60%			2031	* *	2	\$1,300	
Window/Wall Unit	25%			2021	\$18,800	1		
	Location	ı : Main, Tl	t : Moderate, Area nis Equipment Is No iting Unit Serves Ti	ot In Serv	rice And Not Requi	ired At T	his Time. The	
Window/Wall Unit	10%			2021	\$7,500	1		
Heat Rejection Remote Air Cond	20%			2031	* *	2	\$5,000	
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,000	
Ductwork/Diffusers	Other Obs		Extent : Moderate, A out			2-3	\$20,000	
	-		sulation Observed nt Condensation	On Exte	rior Of The Duct W	ork. Du	ct Work Should Be	
Exhaust Fans	4.0					_	*100	
Roof	10%			2026	\$2,900	2	\$100	
No Component	90% Other Obs Location	servation, E	Extent : Light, Area	Affected	: 0%			
	Explana Require		age Roof Top Air C	Condition	er Serves The Faci	ility Mosi	tly For Ventilation	
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	* *	1		
Water Heater	1000/			2025	Φ0.700	2	Φ.7.0.0	
Gas Fired			Extent : Light, Area	2025 Affected	\$8,500 1:100%	2	\$500	
	Location	ı : Boiler R	oom					
Sanitary Piping	1000/				de de			
Cast Iron		led Life, Ex 1 : Through	tent : Moderate, A out	LIFE rea Affec	* * ted : 100%	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
		led Life, Ex 1 : Through	tent : Moderate, A out	rea Affec	ted : 100%			

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

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

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

Asset #: 101

Mechanical	Curren	t 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
Plumbing							
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	75%						
Generic	25%		2036	* *	1-2	\$2,500	

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 10-Mar-2015 Landmark Status : NONE

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

Block : 1734 Lot : 1 BIN : 1082169

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$50,500	\$107,700
Interior Architecture	\$855,800	\$877,800
Electrical	\$1,431,400	\$1,169,400
Mechanical	\$1,031,700	\$1,042,600
Total	\$3,369,400	\$3,197,500
Importance Code A	\$50,500	\$147,900
Importance Code B	\$3,318,900	\$3,049,600
Total	\$3,369,400	\$3,197,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$44,900			\$12,100
Interior Architecture	\$34,000			\$29,900
Electrical	\$20,300	\$17,700	\$14,600	\$69,200
Mechanical	\$65,300	\$60,200	\$69,000	\$45,200
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$200,000	\$113,400	\$119,100	\$191,900
Importance Code A	\$46,100	\$4,100	\$1,200	\$13,700
Importance Code B	\$146,400	\$109,300	\$117,900	\$178,200
Importance Code C	\$7,500			
Total	\$200,000	\$113,400	\$119.100	\$191.900



 $[\]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 #: 103

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior	•			•				•
Exterior Walls								
Masonry: Brick	78%			LIFE	* *	5	\$63,900	
Masonry: Brick	10%	Now	\$50,500	LIFE	* *	5	\$8,200	
Masonry: Limestone	5%			LIFE	* *	5	\$3,100	
Masonry: Marble	2%			LIFE	* *	5	\$1,200	
Metal Panel	5%	Now	\$30,100	2056	* *	5	\$7,700	
Windows								
Aluminum	100%			2051	* *	5	\$22,000	
Parapets							•	
Masonry: Brick	70%			LIFE	* *	5	\$7,700	
Masonry: Limestone	5%	Now	\$5,900	LIFE	* *	5	\$700	
Metal Panel	5%			2036	* *	5	\$2,100	
Metal: Cage/Fence	20%	0-2	\$8,900	2031	* *	5	\$7,100	
Roof								
Built-Up (BUR)	40%			2034	* *	10	\$23,800	
Modified Bitumen	60%			2034	* *	10	\$35,700	
erior							•	
Floors								
Cast in Place Concrete	10%	Now	\$19,600	LIFE	* *	5	\$40,300	
Ceramic Tile	5%	Now	\$36,500	2035	* *	5	\$4,600	
Terrazzo	5%			LIFE	* *	5	\$7,200	
Vinyl Tile	50%	Now	\$160,100	2026	\$800,700	3	\$34,500	
Vinyl Tile 9" X 9"	30%			2021	\$622,400	3	\$27,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%	Now	\$4,800	2035	* *	5	\$800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,400	
Gypsum Board	10%			LIFE	* *	5	\$2,000	
Masonry: Brick	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	\$5,600	
SGFT/Glazed Masonry	10%	Now	\$2,700	LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2031	* *	5	\$23,000	
AcousTileSusp.Lay-In	40%			2031	* *	5	\$73,500	
Exposed Concrete	10%			LIFE	* *	5	\$2,900	
Metal Panel	15%			LIFE	* *	5	\$34,400	
Plaster	25%			LIFE	* *	5	\$28,700	

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
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2026	\$40,200	5	\$800	
Switchgear / Switchboard							
Air Circuit Breaker	100%		2026	\$149,900	5	\$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 #: 103

Electrical	Current Repair		Future Replacement		Maintenance			
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Type								
Under 600 Volts								
Raceway Conduit	90%			2026	¢120.900	1		
Conduit	10%			2026	\$139,800 * *	1 1		
Panelboards	10%			2040		1		
Fused Disc Sw	5%			2042	* *	5	\$200	
Molded Case Bkrs	75%			2042	* *	5	\$3,000	
Molded Case Bkrs	20%			2042	* *	5	\$800	
Wiring	2070			2034			Ψουσ	
Braided Cloth	50%	2-4	\$122,400	2051	* *	1		
Thermoplastic	20%	2-4	φ122,400	2046	* *	1		
Thermoplastic	30%			2036	* *	1		
Motor Controllers	3070			2030		1		
Locally Mounted	10%			2031	* *	5	\$100	
Motor Control Center	90%			2031	* *	5	\$3,700	
Ground Ground	7070			2037		<u> </u>	Ψ5,700	
Grounding Devices								
Not Accessible	100%							
Stand-by Power	10070							
Transfer Switches								
Automatic	100%			2043	* *	1	\$46,100	
Generators	10070			20.0			Ψ.0,100	
Diesel	100%			2039	* *	1	\$58,000	
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$5,500	
Fuel Storage								
Day Tank	50%			2048	* *	5	\$11,400	
Main Tank	50%			2061	* *	5	\$1,800	
Lighting							·	
Interior Lighting								
Fluorescent	60%			2021	\$1,241,200	10	\$67,700	
Fluorescent	35%			2034	* *	10	\$39,500	
Fluorescent	4%			2026	\$82,800	10	\$4,500	
Incandescent	1%			2021	\$20,700	2		
Egress Lighting								
Emergency, Service	45%			2021	\$27,900	1		
Emergency, Battery	5%			2026	\$8,500	10	\$1,500	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	100%			2026	\$578,200	10	\$500	
Alarm								·
Security System								
No Component	70%							
Generic	30%			2026	\$139,000	1	\$16,800	
Fire/Smoke Detection	·					_		
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	\$27,700	

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

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

Asset #: 103

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	20%			2022	\$5,400	1	\$12,200	
Pres. Reducing Valve/LP	80%			2029	* *	5	\$5,800	
Steam								
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$126,400	2051	* *	4	\$1,200	
Steam Piping/Pump	80%	Now	\$70,300	2036	* *	4	\$4,900	
Terminal Devices								
Air Handler	50%			2021	\$339,300	1	\$38,100	
Convector/Radiator	50%	Now	\$356,600	2031	* *	1	\$17,900	
Air Conditioning								
Energy Source								
Campus Steam	90%			2046	* *	1		
Electricity	10%			2034	* *	1		
Conversion Equipment								
Absorption	90%			2039	* *	1	\$119,900	
Chiller/Steam/HW								
Window/Wall Unit	10%			2019	\$25,900	1		
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$12,300	2026	\$615,000	4	\$6,100	
Terminal Devices								
Air Handler/Cool/Ht	80%			2026	\$427,600	1	\$60,900	
No Component	20%							
Heat Rejection								
Water Cooling Tower	100%			2030	* *	2	\$123,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,600	
Exhaust Fans								
Interior	100%			2021	\$139,100	2	\$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Low Temp	100%			2052	* *	4	\$12,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2034	* *	4	\$2,500	
Sewage Ejector(s)								
Compressed Air	100%			2026	\$29,200	4	\$2,500	
Backflow Preventer								
Generic	100%			2034	* *	1	\$7,500	

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 #: 103

Mechanical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport		•			•	•		
Elevators								
Geared Traction	100%			LIFE	* *			
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$62,000	
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	\$3,500	

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

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 13-Mar-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,9,15,17,18,ph

Block : 1733 Lot : 1 BIN : 1053899

CAPITAL	FY 2018 - 2021	FY 2022 - 2027		
Exterior Architecture	\$1,533,100	\$711,500		
Interior Architecture	\$1,575,000	\$867,400		
Electrical	\$6,970,100	\$10,666,600		
Mechanical	\$10,328,300	\$3,169,700		
Total	\$20,406,500	\$15,415,200		
Importance Code A	\$1,533,100	\$3,251,700		
Importance Code B	\$18,873,400	\$12,163,500		
Total	\$20,406,500	\$15,415,200		

Total	\$931.200	\$594,000	\$669.200	\$524.800
Importance Code C			\$4,100	
Importance Code B	\$855,900	\$540,800	\$611,900	\$444,500
Importance Code A	\$75,300	\$53,200	\$53,200	\$80,300
Total	\$931,200	\$594,000	\$669,200	\$524,800
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Mechanical	\$604,400	\$172,600	\$357,800	\$191,800
Electrical	\$127,100	\$126,400	\$107,300	\$119,000
Interior Architecture		\$117,400	\$26,500	\$11,200
Exterior Architecture	\$22,100			\$25,200
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



 $[\]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 #: 102

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	000/		4.50.5.200		de de	_	#25 0 000	
Masonry: Brick Cavity	80%	Now	\$686,300	LIFE	* *	5	\$358,000	
	_	Crumbling, : Through	Extent : Moderate out	, Area A	ffected: 10%			
Masonry: Granite	2%			LIFE	* *	5	\$6,700	
Metal Panel	5%			2046	* *	5-10	\$153,800	
Marble Panels	10%	Now	\$403,800	LIFE	* *	5	\$33,600	
	_	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 10%			
Window Wall	3%			2046	* *	5	\$50,300	
Windows								
Aluminum	100%			2042	* *	5	\$112,400	
Parapets	·							
Masonry: Brick Cavity	10%			LIFE	* *	5	\$2,800	
Masonry: Marble	20%	Now	\$57,000	LIFE	* *	5	\$7,100	
		Crumbling, : Coping	Extent: Moderate	, Area A	ffected : 10%			
Metal Panel	5%	Now	\$22,100	2046	* *	5	\$2,700	
		issing Elem : Bulkhead	ents, Extent : Seven	re, Area	Affected : 25%		, ,	
Metal Rail	65%			2039	* *	5-10	\$329,100	
Roof							****	
Modified Bitumen	95%			2031	* *	10	\$144,300	
Paver: Asphalt	5%			2035	* *	10	\$11,400	
nterior								
Floors	50/			2025	¢592 700	2	¢67 100	
Carpet Cast in Place Concrete	5%			LIFE	\$583,700 * *	3	\$67,100	
Ceramic Tile	10%			2035	* *	5	\$195,600	
	5% 5%				* *	5	\$44,700	
Quarry Tile	5%			2039	* *	5 5	\$67,100	
Terrazzo	10%			LIFE	* *		\$69,900	
Vinyl Tile	55%	M	¢1 007 400	2031	* *	3	\$184,500	
Vinyl Tile 9" X 9"	_	_	\$1,007,400 Extent: Moderate	2036 , Area A		3	\$33,500	
		: Through			 0.4			
<u> </u>		ded, Extent : Through	: Moderate, Area A out	Affected	: 25%			
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$8,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,300	
Glass: Single Pane	3%			LIFE	* *	5	\$3,700	
Gypsum Board	15%			LIFE	* *	5	\$14,800	
Marble Panels	2%			LIFE	* *			
Plaster	40%			LIFE	* *	5	\$19,700	
SGFT/Glazed Masonry	30%			LIFE	* *			

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

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

Asset #: 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
Interior								
Ceilings								
AcousTileConcealSpLn	30%	2-4	\$221,300	2046	* *	5	\$167,200	
	Punct/Tea	r/Impact D	amage, Extent : M	oderate,	Area Affected : 25	%		
	Location	: Through	out					
	Affected	: 25%						
	Location	: Through	out					
AcousTileSusp.Lay-In	35%			2039	* *	5	\$312,100	
Exposed Concrete	10%			LIFE	* *	5	\$13,900	
Metal Panel	25%	Now	\$190,300	LIFE	* *	5	\$278,700	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		ı : Corridoi						
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 25%			
	O	i : Through		,	,,,			

lectrical	Current Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2026	\$160,700	5	\$3,800		
	Other Observation, Extent : M	oderate, Area Affe	ected : 100%				
	Location: Electrical Room						
	Explanation : 4- Main Servic	e Disconnects Ra	ted @ 6000 Amper	es Each.			
Transformers							
Dry Type	50%	2024	\$8,100	5	\$1,300		
	Other Observation, Extent : M	oderate, Area Affe	ected : 100%				
	Location: Room 5106a						
	Explanation: 2-150kva, 2-11	2.5kva Serving Th	ne X-ray Equipmen	t			
Dry Type	50%	2031	* *	5	\$1,300		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Room						
	Explanation: 1-225kva, 480	/277/208 Volts					
Switchgear / Switchboard							
Air Circuit Breaker	80%	2026	\$519,700	5	\$3,000		
Fused Disc Sw	20%	2026	\$129,900	5	\$600		
Raceway			·				
Busway	5%	2024	\$39,900	1			
Conduit	80%	2026	\$638,400	1			
Conduit	15%	2036	* *	1			
Panelboards							
Fused Disc Sw	5%	2034	* *	5	\$800		
Fused Disc Sw	15%	2025	\$110,100	5	\$2,500		
Molded Case Bkrs	70%	2025	\$513,600	5	\$13,400		
Molded Case Bkrs	10%	2034	* *	5	\$1,900		

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 #: 102

% of Total	Fail Date	F. 4. 1.0. 4					
- 5001	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					1		
			a Affecte	ed : 100%			
Location	: Through	out The Building					
5%			2024	\$61,500	1		
25%			2026	\$307,300	1		
20%			2036	* *	1		
10%			2024		5	\$500	
10%			2031	* *	5	\$500	
40%			2039	* *	5	\$7,900	
20%			2024	\$289,800	5	\$4,000	
20%			2039	* *			
100%			LIFE	* *	5	\$10,700	
50%			2024		1	\$111,800	
50%			2043	* *	1	\$111,800	
100%			2039	* *	1	\$281,500	
Other Obse	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
Location	: Generate	or Room					
Explanat	ion : 4- En	iergency Generato	rs Rated	@ 350kw Each.			
100%			2021	\$1,500	5	\$26,900	
					5	\$55,400	
			Area Affe	ected : 100%			
Explanat	ion : 600 C	Gallons Rated Capa	ıcity				
50%			2029	* *	5	\$8,800	
Other Obse	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
Location	: Basemen	t					
Explanat	ion : 2- 20,	000 Gallons Rated	! Capacii	ty			
	Location 5% 25% 20% 10% 40% 20% 20% 100% 50% 50% 100% 50% Location Explanat 100% 50% Cotation Explanat 50% Cother Obsel Location 50% Cother Obse	Insulation Aged, Exterent Location: Through 5% 25% 20% 10% 10% 40% 20% 20% 100% 100% 50% 50% 100% Other Observation, Explanation: 4- Enterent Explanation: Generated Explanation:	Insulation Aged, Extent: Moderate, Are Location: Throughout The Building 5% 25% 20% 10% 10% 40% 20% 20% 20% 100% for Observation, Extent: Moderate, A Location: Generator Room Explanation: 4- Emergency Generator 100% 50% Other Observation, Extent: Moderate, A Location: Generator Room Explanation: 4- Emergency Generator 100% 50% Other Observation, Extent: Moderate, A Location: Generator Room Explanation: 600 Gallons Rated Capation: Generator Room Explanation: 600 Gallons Rated Capation: Basement	Insulation Aged, Extent: Moderate, Area Affecte Location: Throughout The Building 5% 2024 25% 2026 20% 2036 10% 2024 10% 2031 40% 2039 20% 2024 20% 2039 100% LIFE 50% 2043 100% 2039 Other Observation, Extent: Moderate, Area Affe Location: Generator Room Explanation: 4- Emergency Generators Rated 100% 2021 50% 2048 Other Observation, Extent: Moderate, Area Affe Location: Generator Room Explanation: 600 Gallons Rated Capacity 50% 2029 Other Observation, Extent: Moderate, Area Affe Location: Basement	Insulation Aged, Extent: Moderate, Area Affected: 100% Location: Throughout The Building 5% 2024 \$61,500 25% 2026 \$307,300 20% 2036 ** 10% 2036 ** 10% 2024 10% 2031 ** 40% 2039 ** 20% 2024 \$289,800 20% 2039 ** 100% LIFE ** 50% 2043 ** 100% 2039 ** 100% 2039 ** 100% 2039 ** 100% 2039 ** 100% 2039 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: 4- Emergency Generators Rated @ 350kw Each. 100% 2048 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: Generator Room	Insulation Aged, Extent: Moderate, Area Affected: 100% Location: Throughout The Building 5% 2024 \$61,500 1 25% 2026 \$307,300 1 20% 2036 ** 1 10% 2024 5 10% 2031 ** 5 40% 2039 ** 5 20% 2024 \$289,800 5 20% 2039 ** 100% LIFE ** 5 50% 2024 1 50% 2039 ** 1 100% LIFE ** 5 50% 2043 ** 1 100% 2039 ** 1 100% 2039 ** 5 50% 2043 ** 1 100% 2039 ** 5 50% 2043 ** 1 100% 2039 ** 5 50% 2043 ** 1 100% 2039 ** 5 50% 2043 ** 1 100% 2039 ** 5 50% 2048 ** 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: 4- Emergency Generators Rated @ 350kw Each. 100% 2021 \$1,500 5 50% 2048 ** 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: 600 Gallons Rated Capacity 50% 2029 ** 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement	Insulation Aged, Extent: Moderate, Area Affected: 100% Location: Throughout The Building 5% 2024 \$61,500 1 25% 2026 \$307,300 1 20% 2036 ** 1 10% 2031 ** 5 \$500 10% 2039 ** 5 \$7,900 20% 2024 \$289,800 5 \$4,000 20% 2039 ** 100% LIFE ** 5 \$10,700 LIFE ** 5 \$10,700 LIFE ** 5 \$10,700 50% 2024 1 \$111,800 50% 2039 ** 1 \$281,500 50% 2043 ** 1 \$111,800 100% 2039 ** 1 \$281,500 50% 2043 ** 1 \$111,800 100% 2039 ** 5 \$50,000 50% 2043 ** 1 \$111,800 100% 2039 ** 5 \$50,000 50% 2048 ** 5 \$55,400 100% 2021 \$1,500 5 \$26,900 50% 2048 ** 5 \$55,400 Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: 4- Emergency Generators Rated @ 350kw Each. 100% 2021 \$1,500 5 \$26,900 50% 2048 ** 5 \$55,400 Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: 600 Gallons Rated Capacity 50% 2029 ** 5 \$8,800 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement

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 #: 102

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	60%		2021	\$6,026,700	10	\$328,800	
	T-12 Lamps And Fixton Location: Through		erate, Ar	ea Affected : 100%	Ó		
Fluorescent	35%		2026	\$3,515,600	10	\$191,800	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building						
Fluorescent	5%		2026	\$502,200	10	\$27,400	
	Compact Fluorescent Location : Hallways	-	derate, A	Area Affected : 100	9%		
Egress Lighting							
Emergency, Service	45%		2026	\$135,300	1		
Emergency, Battery	5%		2026	\$41,200	10	\$7,200	
Exit, Service	50%		2034	* *	1		
Exterior Lighting							
HID	100%		2026	\$2,807,500	10	\$2,200	
Lightning Protection							
Arresters/Cabling Generic	100%		2029	* *	5	¢1 600	
Generic		rtant : Madarata /			3	\$1,600	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof / Stacks Only						
	Explanation : Light	•	tacks On	lv			
Alarm	1 3			·			
Security System							
No Component	70%						
Generic	30%		2026	\$674,700	1	\$81,500	
	Other Observation, E		Area Affe	cted : 100%			
	Location : Hallways						
	Explanation: Cctv	Surveillance Came	ras				
Fire/Smoke Detection							
Generic, Digital	100%		2034	* *	1-3	\$448,000	
	Other Observation, E.		Area Affe	cted : 100%			
	Location: Through	_		a			
	Explanation : Strobe Bells	e Lights, Manual P	ull Statio	ons, Smoke Detecto	ors, Horn	s And Alarm	

Mechanical	Current	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual Fuel	100%		2046	* *	1		

 $Other\ Observation,\ Extent: Light,\ Area\ Affected: 100\%$

Location: Vault

Explanation: 4-20,000 Tanks For #2 Oil

 $[\]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 #: 102

Mechanical	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
Heating					
Conversion Equipment Heat Exchanger	20% Other Observation, Extent : Light, Area Location : Mechanical Equipment Ro		1	\$59,100	
	Explanation : Serves Reheat System A				
Steam Boiler	80% Other Observation, Extent: Light, Area Location: Basement Boiler Room Explanation: 3 Units	2024 \$2,379,500 a Affected : 100%	1	\$473,400	
Distribution					
Hot Wtr Piping/Pump	40% Now \$491,100 Corroded, Extent: Moderate, Area Affe Location: Throughout Leak Evident, Extent: Moderate, Area Location: Various Areas		4	\$11,800	
Steam Piping/Pump	60% Now \$1,023,900 Corroded, Extent: Moderate, Area Affe Location: Throughout Leak Evident, Extent: Moderate, Area A Location: Various Areas		4	\$17,700	
Terminal Devices					
Air Handler	40% On Extended Life, Extent : Severe, Area Location : Throughout	2021 \$1,317,800 a Affected : 100%	1	\$147,800	
Convector/Radiator Fan Coil Unit/Heat	40% 20% Now \$183,000 Leak Evident, Extent: Moderate, Area L Location: Fan Coils Leaking	2031 ** 2021 \$1,829,700 Affected : 40%	1 1	\$77,200 \$34,700	
Air Conditioning Energy Source Under Construction	100% Other Observation, Extent : Light, Area Location : Chiller Room Explanation : Existing Chillers Have Area		uction Is (Underway In The	

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

Asset #: 102

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Reciprocating	80%		2036	* *	1	\$221,700	
Compr/Chiller	R-134a Refrigerant,	_	ı Affected	: 100%			
	Location: 1st Floo Recent Installation, 1	Extent : Light, Area	Affected	: 100%			
	Location: 1st Floo		1.00	1000/			
	Other Observation, I		Affected .	: 100%			
	Location: 1st Floo						
T	Explanation: 3 Un	its	2026	ΦΕς 1.000		Φ7.200	
Exterior Pkg Unit - Cooling	20%		2026	\$564,000	2	\$7,300	
	Other Observation, I	Extent : Light, Area	Affected .	: 100%			
	Location : Roof Explanation : Split	Units					
Distribution	2. optimization i Spili						
Chilled Wtr Pipe/Pump	100% 0-2	\$298,600	2036	* *	4	\$29,500	
1 1	Corroded, Extent : S		d: 100%			. ,	
	Location: Through	nout					
Terminal Devices							
Air Handler/Cool/Ht	100%		2021	\$2,595,300	1	\$369,500	
	On Extended Life, Extended Location: Through		Affected	: 100%			
Heat Rejection							
Air Condenser Unit	20%		2034	* *	2	\$83,200	
Water Cooling Tower	80% Now	\$420,900	2020	\$1,403,000	2	\$384,900	
	Damaged, Extent: M. Location: Broken			%			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$333,200	
Exhaust Fans							
Interior	100% Now Broken, Extent: Seve Location: Main Bo			\$675,400	2	\$14,600	
Plumbing		-					
H/C Water Piping							
Brass/Copper	100% Now	\$365,000	2036	* *	1		
	Broken, Extent : Seve	ere, Area Affected :	20%				
	Location : Valves A	At Various Location	S				
HW Heat Exchanger							
Low Temp	100%		2052	* *	4	\$59,100	
	Other Observation, I			: 100%			
	Location : Mechan						
	Explanation: 2 Ne	w Steam Driven Ins	tantaniou	is Heaters With No	o Storage	?	
Sanitary Piping	1000/			an e			
Cast Iron	100%		LIFE	* *	1		

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

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

Asset #: 102

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2031	* *	4	\$2,500	
Sewage Ejector(s)						
Compressed Air	100%	2026	\$29,200	4	\$2,500	
_	On Extended Life, Extent : Se	vere, Area Affected	: 100%			
	Location: Mechanical Equi	pment Room				
Backflow Preventer						
Generic	100%	2031	* *	1	\$36,600	
	Other Observation, Extent : L	ight, Area Affected	: 100%		,	
	Location : Water Meter Roc	-				
	Explanation : Fire And Don	nestic				
Fixtures	•					
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: L Location: (10) B-18 (1) B-		: 100%			
	Explanation : Ten Units					
Fire Suppression	-					
Standpipe						
Generic	100%	2046	* *	1-5	\$301,300	
Sprinkler						
No Component	70%					
Generic	30%	2046	* *	1-2	\$50,200	
Chemical System					. ,	
Generic	100%	2021	\$26,700	1-3	\$55,000	
	= / -	2021	720,.00		÷22,000	

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : HARLEM HOSPITAL MURAL PAVILLION

Address : LENOX AVENUE & W.137 ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 260,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 11-Mar-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,PH

Block : 1734 Lot : 1 BIN : 1813319

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$1,108,000
Interior Architecture	\$119,600	\$189,600
Electrical		\$196,000
Mechanical		\$80,900
Total	\$119,600	\$1,574,500
Importance Code A		\$1,108,000
Importance Code B	\$119,600	\$466,400
Total	\$119,600	\$1,574,500

Total	\$128.800	\$146,200	\$191,200	\$102,800
Importance Code C		\$1,500		
Importance Code B	\$84,400	\$110,300	\$191,200	\$96,400
Importance Code A	\$44,400	\$34,400		\$6,300
Total	\$128,800	\$146,200	\$191,200	\$102,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$40,500	\$25,200	\$148,000	\$59,500
Electrical	\$26,100	\$31,600	\$25,500	\$25,500
Interior Architecture		\$37,500		
Exterior Architecture	\$44,400	\$34,100		
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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

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

Asset #: 14779

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls	-0			* 	
Metal Panel	50%	2052 **	5-10	\$433,400	
	Recent Construction, Extent: Light, A				
	Location: New Building Completed				
Window Wall	40%	2052 **	5	\$189,100	
Window Wall	10%	2052 * *	5	\$47,300	
	Other Observation, Extent: Moderate	e, Area Affected : 100%			
	Location : West Facade				
	Explanation : Mural Wall				
Windows	0.7	•0.40	_		
Aluminum	85%	2048 **	5	\$30,900	
Metal Louvers	15%	2039 **	10	\$34,100	
Parapets			_		
Metal Panel	75%	2052 **	5	\$79,000	
Metal Rail	15%	2043 **	5-10	\$73,700	
Granite Panels	10%	LIFE **	5	\$3,000	
Roof					
IRMA/Protected	10%	2034 **	10	\$14,700	
Membrane					
	Paver Block Ballast, Extent: Modera				
	Location : Roof Sections Over Fifth				
Single Ply Membrane	80%	2034 **	10	\$117,900	
Sloped Glazing	10%	LIFE **	5	\$196,500	
nterior					
Floors					
Cast in Place Concrete	10%	LIFE **	5	\$70,000	
Ceramic Tile	5%	2039 * *	5	\$16,000	
Vinyl Tile	70%	2034 **	3	\$84,000	
Under Construction	15%				
Interior Walls					
Ceramic Tile	5%	2039 **	5	\$2,900	
Concrete Masonry Unit	10%	LIFE **	5	\$2,400	
Glass: Single Pane	10%	LIFE **	5	\$4,400	
Gypsum Board	60%	LIFE **	5	\$21,200	
Under Construction	15%				
Ceilings					
AcousTileSusp.Lay-In	75%	2043 **	5	\$239,200	
Exposed Struc: Steel	5%	LIFE **			
Gypsum Board	5%	LIFE **	5	\$19,900	
Under Construction	15%				

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

Over 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 #: 14779

Electrical	Current Repair	Future Replac	ement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimat	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent: Mod Location: Electrical Room Explanation: No Available No		**	3	\$800	
Transformers Dry Type	Explanation: No Available No. 100% Other Observation, Extent: Mod. Location: Electrical Room Explanation: 1500 Kva, 208/4	2043 derate, Area Affected : 10	**	3	\$1,400	
Switchgear / Switchboard Fused Disc Sw	100%	2052	* *	3	\$1,700	
Feeders Cable	100%	2048	* *	1		
Raceway Conduit Under 600 Volts	100%	2052	* *	1		
Service Equipment Air Circuit Breaker	30% Other Observation, Extent: Mod Location: Electrical Room			5	\$400	
Fused Disc Sw	Explanation: 2- Low Voltage 70% Other Observation, Extent: Mod Location: Electrical Room Explanation: 4- Main Service	2052 derate, Area Affected : 10	**	5	\$800	
Transformers Dry Type	100% Other Observation, Extent: Mod Location: Electrical Room Explanation: 5-300 Kva, 2-2	2043 derate, Area Affected : 10	* *	5	\$1,000	
Switchgear / Switchboard Air Circuit Breaker Fused Disc Sw Molded Case Bkrs	10% 50% 40%	2052 2052 2052	* * * * * *	5 5 5	\$100 \$600 \$2,700	
Raceway Conduit Wiring	100%	2052	* *	1		
Thermoplastic Motor Controllers Locally Mounted Variable Frequency	100% 20% 80%	2052 2043 2043	* *	5	\$400	
Ground Grounding Devices Generic Stand-by Power	100%	LIFE	* *	5	\$3,800	

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 #: 14779

Electrical	Current Repa	ir Futu	re Replacement	M					
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Transfer Switches									
Automatic	100%	2043	* *	1	\$80,000				
Lighting									
Interior Lighting									
Fluorescent	95%	2034	* *	10	\$186,200				
	T-8 Lamps And Fixtures, I		ea Affected : 100%						
	Location: Throughout T	The Building							
Fluorescent	5%	2034	* *	10	\$9,800				
	Compact Fluorescent Light Location : Lobby	ht, Extent : Moderate,	Area Affected : 100	0%					
Egress Lighting	, , , , , , , , , , , , , , , , , , ,								
Emergency, Service	50%	2034	* *	1					
Exit, LED	50%	2061	* *	1					
Exterior Lighting									
HID	100%	2034	* *	10	\$800				
Jarm					·				
Security System									
No Component	70%								
Generic	30%	2034	* *	1	\$29,100				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Hallways, Lobbys And Outside								
	Explanation: CCTV S	•							
Fire/Smoke Detection	*								
Generic, Digital	100%	2034	* *	1-3	\$160,200				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Building								
	Explanation : Strobe Lig Horns		ons, Smoke Detecto	ors, Alarr	n Bells And				

Mechanical	Current Rep	pair 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
Heating						
Energy Source						
Campus Steam	100%	2052	* *	1		
	ther Observation, Exte	nt : Light, Area Affectea	! : 100%			
	Location: Basement					
	Explanation : Provided	d From Adjacent Martin	Luther King Build	ing		
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2041	* *	5	\$12,700	
Steam						
Distribution						
Steam Piping/Pump	100%	2056	* *	4	\$10,500	
Terminal Devices				•		•
Air Handler	80%	2036	* *	1	\$105,700	
Convector/Radiator	20%	2046	* *	1	\$13,800	

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.

Asset #: 14779

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost Ye		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Energy Source									
Electricity	100%		20:	51	* *	1			
Conversion Equipment									
Ext Pkg Unit -	95%		203	36	* *	2	\$12,400		
Heating/Cooling									
No Component	5%								
Distribution									
Ductwork/Diffusers	100%		LII	FE	* *	2	\$278,000		
Heat Rejection									
Air Condenser Unit	25%		203	36	* *	2	\$37,200		
No Component	75%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%		LII	FE	* *	2-5	\$119,200		
Exhaust Fans									
Interior	80%		203		* *	2	\$5,200		
Roof	20%		203	36	* *	2	\$1,300		
Plumbing									
H/C Water Piping									
Brass/Copper	100%		20:	56	* *	1			
HW Heat Exchanger									
Low Temp	100%		20:	56	* *	4	\$21,100		
Sanitary Piping									
Cast Iron	100%		LII	FE	* *	1			
Storm Drain Piping									
Cast Iron	100%		LII	FE	* *	1			
Sump Pump(s)									
Rigid Piping	100%		203	36	* *	4	\$1,600		
Sewage Ejector(s)									
Compressed Air	100%		203	56	* *	4	\$1,600		
Backflow Preventer									
Generic	100%		203	36	* *	1	\$13,100		
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%		LII	FE	* *				
	Other Obs	ervation, Extent :	Light, Area Affec	cted.	: 100%				
	Location	: 2 Units B-6, 1	Unit B-7 And 2 Un	nits	1-6				
	Explanat	ion : Total 5 Uni	ts.						
Fire Suppression									
Standpipe									
Generic	100%		203	56	* *	1-5	\$107,800		
Sprinkler									
Generic	100%		20:	56	* *	1-2	\$59,900		
Fire Pump									
	100%		204		* *		\$39,900		

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

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

HEALTH AND HOSPITALS CORP. - 819 HARLEM HOSPITAL MURAL PAVILLION

Asset #: 14779

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : HARLEM HOSPITAL OLD NURSES RESIDENCE Address : 27 WEST 136 STREET @LENOX-FIFTH AVES.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0008.060 / 124 Yr Built/Renovated : 1925 /

Area Sq Ft : 24,275 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 11-Mar-2015 Landmark Status : NONE

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

Block : 1734 Lot : 1 BIN : 1082171

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,227,900	\$187,900
Interior Architecture	\$588,600	
Electrical	\$541,800	\$82,000
Mechanical	\$90,200	\$532,700
Total	\$3,448,500	\$802,600
Importance Code A	\$2,227,900	\$187,900
Importance Code B	\$1,122,900	\$614,700
Importance Code C	\$97,700	
Total	\$3.448.500	\$802,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,200			
Interior Architecture	\$92,100			\$4,000
Electrical	\$12,200	\$900	\$1,000	\$34,200
Mechanical	\$700	\$35,900	\$2,400	\$5,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$134,000	\$41,700	\$8,300	\$48,200
Importance Code A	\$24,200		\$800	
Importance Code B	\$83,300	\$41,700	\$7,500	\$48,200
Importance Code C	\$26,500			
Total	\$134,000	\$41,700	\$8,300	\$48,200



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

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

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

Asset #: 124

rchitecture	Current Repair Future Replacement					Maintenance		
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls	40				_			
Cast Stone/Terra Cotta	10% Now Cracking/Crumbling, E Location: South Face Jnt Mortar Miss/Erod, L Location: Throughou Worn/Eroded, Extent:	ade, North Facad Extent : Severe, A t	le Area Affe	cted : 50%	5	\$60,000	1	
	Location: Throughou		тујестей.	3070				
Copper/Terne	5% Now Broken/Missing Elemen Location: Throughou	\$74,900 ats, Extent : Mod	2046 erate, Ar	* * ea Affected : 10%				
Masonry: Brick	85% Now Cracking/Crumbling, E Location: Throughou Jnt Mortar Miss/Erod, L Location: Throughou Worn/Eroded, Extent: Location: Throughou	\$1,007,700 extent : Moderate t Extent : Moderat t Moderate, Area a	e, Area A	Affected : 50%	5	\$65,300		
Windows								
Wood	100% Now Air Infiltration, Extent . Location: Throughou Deteriorated Finish, Ex Location: Throughou Thermally Inefficient, E Location: Throughou Split/Cracked, Extent: Location: Throughou	t ctent : Moderate, t Extent : Moderate t Moderate, Area .	Area Aff	ected : 100% fected : 100%	5	\$62,500		
Parapets								
Cast Stone/Terra Cotta	10% Now Cracking/Crumbling, E Location: Copings Jnt Mortar Miss/Erod, A Location: Copings				5	\$4,800		
Masonry: Brick	90% Now Diagonal Cracks, Exter Location: Corners Water Penetration, Exte Location: Throughou Worn/Eroded, Extent: Location: Throughou Other Observation, Ext Location: Throughou	ent : Moderate, A t Moderate, Area A t ent : Severe, Are	Area Affe Affected .	cted : 10%	5	\$5,600	1	
	Location · Throughou	+						

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

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

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

Asset #: 124

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Es	stimated Cost	Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Roof								
Built-Up (BUR) Skylight, Metal/Glass	95% Now Blisters, Extent: Severe, Location: Throughout Miss/Damaged Flashing Location: Various Loc Vegetation Growth, Exte Location: Various Are Worn/Eroded, Extent: S Location: Throughout 5% Now	s, Extent : Sever cations ent : Moderate, A cas evere, Area Affe	e, Area Affec rea Affected					
	Broken/Missing Element Location: Skylight Adj Glazing Broken/Cracked Location: Adjacent To	s, Extent : Mode acent To Stair B l, Extent : Moder	rate, Area Aj ulkhead	•				
Interior								
Floors Cast in Place Concrete	15% Now Cracking/Crumbling, Ex Location: Throughout		LIFE Area Affecte	* * d : 20%	5	\$13,200		
Ceramic Tile	5% Now Cracking/Crumbling, Ex Location: Bathrooms	\$19,900 tent : Moderate,	2035 Area Affecte	* * d : 50%	5	\$1,000		
Vinyl Tile	80% Now Broken/Missing Element Location: Throughout Cracking/Crumbling, Ex Location: Throughout Worn/Eroded, Extent: S Location: Throughout	tent : Severe, Ar evere, Area Affe	ea Affected :		3	\$12,000		
Interior Walls								
Ceramic Tile	5% Now Cracking/Crumbling, Ex Location: Various Loc	tent : Moderate,			5	\$1,600		
Plaster	95% Now Broken/Missing Element Location: Throughout Cracking/Crumbling, Ex Location: 4th Floor A	, 4th Floor tent : Severe, Ar			5	\$17,900		

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

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

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

Asset #: 124

Architecture	Current Repair			Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$49,800	2046	* *	5	\$3,000		
	Broken/Mi	issing Elem	nents, Extent : Seve	re, Area	Affected : 35%				
	Location	: Fourth F	Floor						
Exposed Concrete	10%	Now	\$26,400	LIFE	* *	5	\$600		
1	Spalling, E	Spalling, Extent: Moderate, Area Affected: 80%							
	Location	: 5th Floo	r						
	Staining/Discoloring, Extent: Moderate, Area Affected: 15%								
	Location	: Various	Locations 5th Floo	r	•				
Plaster	75%	Now	\$161,700	LIFE	* *	5	\$18,800		
	Broken/Missing Elements, Extent: Severe, Area Affected: 20%								
	Location: Fourth Floor And Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
		: Through	0 .	,	33				
			Extent : Severe, Ared	a Affecte	d : 30%				
		: Fourth F		33					

Electrical		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
Under 600 Volts								
Raceway								
Conduit	100%			2026	\$36,100	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$30,600	5	\$600	
Wiring								
Braided Cloth	80%	2-4	\$42,100	2051	* *	1		
			ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	20%			2026	\$10,500	1		
Motor Controllers								
Locally Mounted	80%			2024	\$45,900	5	\$100	
Locally Mounted	20%	2-4	\$11,500	2046	* *	5		
	On Extend	led Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location	ı : Mechani	ical Room					
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$406,000	10	\$22,200	
			tures, Extent : Mode out The Building	erate, Ar	ea Affected : 100%	ó		
Fluorescent	10%			2034	* *	10	\$2,500	
	T-8 Lamp	s And Fixtu	res, Extent : Moder	rate, Are	a Affected : 100%		. ,	
	Location	ı : Through	out The Building					
Egress Lighting								
Emergency, Service	50%			2021	\$6,700	1		
Exit, Service	50%			2021	\$4,600	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 124

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ighting							
Exterior Lighting							
HID	100%	2021	\$93,700	10	\$100		
Alarm							
Security System							
No Component	70%						
Generic	30%	2026	\$22,500	1	\$2,700		
	Other Observation, Extent : Mode Location : Hallways And Outside	. 55	cted : 100%				
	Explanation: C C T V Surveilla	nce Cameras					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2034	* *	1-3	\$4,500		
_	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Hallways						
	Explanation : Strobe Lights, Man Horns	ıual Pull Statio	ns, Smoke Detecto	ers, Alarn	n Bells And		

Mechanical		Current Repair			e Replacement	M		
System Component Type	% of 1 Total	Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
•		ervation, Extent : : Throughout	Light, Area	Affected	: 100%			
	Explanati	on : Provided Fre	om Adjacen	Buildin	g			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2035	* *	5	\$1,600	
Distribution								
Steam Piping/Pump	100%	Now	\$38,300	2026	\$191,600	4	\$1,300	
		nt, Extent : Light, : Throughout	Area Affect	ted : 100	%		. ,	
Terminal Devices								
Convector/Radiator	100%	Now	\$51,800	2024	\$259,200	1	\$7,800	
		nt, Extent : Mode : Various Locatio		ffected :	100%			
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2019	\$33,800	1		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2026	\$82,000	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.

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

Asset #: 124

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Water Heater								
Electric	100%	2024	\$4,300	4	\$200			
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Backflow Preventer								
Generic	100%	2031	* *	1	\$1,600			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
•	Other Observation, Extent : Light, Area Affected : 100%							
	Location: B-5							
	Explanation: 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%	2046	* *	1-5	\$13,500			

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 11-Mar-2015 Landmark Status : NONE

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

Block : 1734 Lot : 1 BIN : 1082173

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$522,500	\$244,300
Interior Architecture		\$265,500
Electrical		\$2,632,000
Mechanical		\$574,900
Total	\$522,500	\$3,716,800
Importance Code A	\$522,500	\$244,300
Importance Code B		\$3,368,900
Importance Code C		\$103,600
Total	\$522,500	\$3,716,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$6,100	\$8,100		\$700
Interior Architecture	\$19,600	\$11,400	\$4,600	
Electrical	\$11,900	\$34,900	\$11,900	\$16,100
Mechanical	\$80,500	\$42,900	\$76,800	\$53,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$137,800	\$117,100	\$113,000	\$90,500
Importance Code A	\$9,100	\$12,900	\$3,000	\$4,000
Importance Code B	\$128,700	\$104,100	\$110,000	\$86,500
Importance Code C				
Total	\$137,800	\$117,100	\$113,000	\$90,500



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

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

Asset #: 4366

rchitecture		Current F	Repair	Futur	e Replacement	М	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Masonry: Brick Cavity	60%			LIFE	* *	5	\$77,900		
Metal Panel	20%			2046	* *	5-10	\$178,600		
Stucco Cement	5%			2039	* *	5	\$16,200		
Window Wall	15%			2046	* *	5	\$73,100		
Windows	1370			2010			Ψ75,100		
Aluminum	95%			2042	* *	5	\$9,800		
Metal Louvers	5%			2035	* *	10	\$3,200		
Parapets	370			2033		10	Ψ3,200		
Masonry: Brick Cavity	65%			LIFE	* *	5	\$5,000		
Metal Panel	5%			2046	* *	5	\$1,500		
Stucco Cement	30%	Now	\$6,100	2039	* *	5	\$3,000		
Staces Cement			Extent : Moderate		ffected : 10%	3	Ψ3,000		
		: Interior		, 11, 00, 11,	<i>yeerea</i> . 10,0				
Roof									
Modified Bitumen	100%	0-2	\$437,300	2036	* *				
Wodified Bitainen			derate, Area Affecte						
		: Through							
		_		. Area A	ffected : 25%				
	Drains Inc	nd/Misposn	, Extent : Moderate	, Area A	ffected : 25%				
	Drains Ind Location	ud/Misposn : Over 4th	, Extent : Moderate Floor						
	Drains Inc Location Seams Ope	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai						
erior	Drains Inc Location Seams Ope	ud/Misposn : Over 4th	, Extent : Moderate Floor tent : Moderate, Ai						
erior Floors	Drains Inc Location Seams Ope	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai						
	Drains Inc Location Seams Ope	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai			5	\$59,900		
Floors	Drains Inc Location Seams Ope Location	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	rea Affec	eted : 15%	5 5	\$59,900 \$9,100		
Floors Cast in Place Concrete	Drains Inc Location Seams Ope Location	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	rea Affec	rted : 15%	5	\$9,100		
Floors Cast in Place Concrete Ceramic Tile Terrazzo	Drains Inc Location Seams Ope Location 15% 5%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035	** **		\$9,100 \$42,800		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile	Drains Inc Location Seams Ope Location 15% 5% 30%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035 LIFE	** ** **	5 5	\$9,100		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls	Drains Inc. Location Seams Ope Location 15% 5% 30% 50%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035 LIFE 2031	** ** **	5 5 3	\$9,100 \$42,800 \$34,200		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit	Drains Inc. Location Seams Ope Location 15% 5% 30% 50%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035 LIFE 2031 LIFE	** ** ** **	5 5 3	\$9,100 \$42,800 \$34,200 \$20,700		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane	Drains Inc. Location Seams Ope Location 15% 5% 30% 50%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035 LIFE 2031 LIFE LIFE	** ** ** ** **	5 5 3	\$9,100 \$42,800 \$34,200 \$20,700 \$5,200		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit	Drains Inc. Location Seams Ope Location 15% 5% 30% 50% 15% 2% 50%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035 LIFE 2031 LIFE LIFE LIFE	** ** ** ** **	5 5 3 5 5	\$9,100 \$42,800 \$34,200 \$20,700		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel	Drains Inc. Location Seams Ope Location 15% 5% 30% 50%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035 LIFE 2031 LIFE LIFE	** ** ** ** ** **	5 5 3 5 5	\$9,100 \$42,800 \$34,200 \$20,700 \$5,200		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry	Drains Inc. Location Seams Ope Location 15% 5% 30% 50% 15% 2% 50% 5%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035 LIFE 2031 LIFE LIFE LIFE LIFE	** ** ** ** ** ** **	5 5 3 5 5	\$9,100 \$42,800 \$34,200 \$20,700 \$5,200		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry Ceilings	Drains Inc. Location Seams Ope Location 15% 5% 30% 50% 15% 2% 50% 5%	ud/Misposn : Over 4th en/Split, Ex	, Extent : Moderate Floor tent : Moderate, Ai	LIFE 2035 LIFE 2031 LIFE LIFE LIFE LIFE	** ** ** ** ** ** **	5 5 3 5 5	\$9,100 \$42,800 \$34,200 \$20,700 \$5,200 \$103,600		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry	Drains Inc. Location Seams Ope Location 15% 5% 30% 50% 15% 2% 50% 5% 28%	ad/Misposn : Over 4th en/Split, Ex : Through	, Extent : Moderate Floor stent : Moderate, An out \$19,600	LIFE 2035 LIFE 2031 LIFE LIFE LIFE LIFE 2039	** ** ** ** ** ** ** ** **	5 5 3 5 5 5	\$9,100 \$42,800 \$34,200 \$20,700 \$5,200		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry Ceilings	Drains Inc. Location Seams Ope Location 15% 5% 30% 50% 15% 2% 50% 5% 28% 65% Water Pen	ad/Misposn :: Over 4th en/Split, Ex :: Through	, Extent : Moderate Floor ctent : Moderate, Ai out	LIFE 2035 LIFE 2031 LIFE LIFE LIFE LIFE 2039	** ** ** ** ** ** ** ** **	5 5 3 5 5 5	\$9,100 \$42,800 \$34,200 \$20,700 \$5,200 \$103,600		
Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel SGFT/Glazed Masonry Ceilings	Drains Inc. Location Seams Ope Location 15% 5% 30% 50% 15% 2% 50% 5% 28% 65% Water Pen	ad/Misposn :: Over 4th en/Split, Ex :: Through	, Extent : Moderate Floor stent : Moderate, An out \$19,600 xtent : Moderate, A	LIFE 2035 LIFE 2031 LIFE LIFE LIFE LIFE 2039	** ** ** ** ** ** ** ** **	5 5 3 5 5 5	\$9,100 \$42,800 \$34,200 \$20,700 \$5,200 \$103,600		

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

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 #: 4366

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	/	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$500	
	Other Observat	ion, Extent : Moderate, .	Area Affe	ected : 100%			
	Location : Ele	ectrical Room					
	•	4- Main Service Discon 1 @ 1600 Amperes	nect Swit	ches Rated 1 @ 20	00 Ampe	res, 2 @1200	
Switchgear / Switchboard							
Fused Disc Sw	10%		2036	* *	5	\$100	
Molded Case Bkrs	90%		2036	* *	5	\$2,900	
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Fused Disc Sw	10%		2034	* *	5	\$300	
Molded Case Bkrs	90%		2034	* *	5	\$2,900	
Wiring						•	
Thermoplastic	100%		2036	* *	1		
Motor Controllers							
Locally Mounted	5%		2031	* *	5		
Motor Control Center	95%		2031	* *	5	\$3,200	
Ground						. , , , , , , , , , , , , , , , , , , ,	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,800	
Stand-by Power						·	
Transfer Switches							
Automatic	100%		2031	* *	1	\$37,500	
Generators						· · · · · · · · · · · · · · · · · · ·	
Diesel	100%		2029	* *	1	\$47,200	
	Other Observat	ion, Extent : Moderate, .	Area Affe	ected : 100%		, ,,	
	Location : Pe		55				
	Explanation:	Emergency Generator I	Rated @ .	300 Kw			
Batteries	•						
Nickel Cadmium	100%		2019	\$1,500	5	\$27,200	
Fuel Storage				. ,		. ,	
Day Tank	50%		2034	* *	5	\$11,300	
		ion, Extent : Moderate, .		ected : 100%	-	, ==,= = =	
	Location : Pe		33				
	Explanation:	60 Gallon Capacity					
Main Tank	50%	· · · · · · · · · · · · · · · · · · ·	2041	* *	5	\$1,800	
Mani Lank		ion, Extent : Moderate, .		ected : 100%	5	Ψ1,000	
	Location : Ba		11 00 11996				
		1000 Gallon Capacity					
Lighting	вършинон.	1000 Ganon Capacity					

Lighting

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

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

Asset #: 4366

Electrical	Current Repair	Future	Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	95%	2026	\$1,946,900	10	\$106,200		
	T-8 Lamps And Fixtures, Extent .	Moderate, Area	Affected : 100%				
	Location: Throughout The Bui	lding					
Fluorescent	5%	2026	\$102,500	10	\$5,600		
	Compact Fluorescent Light, Exte	nt : Moderate, A	rea Affected : 100	0%			
	Location: Hallways						
Egress Lighting							
Emergency, Service	50%	2026	\$30,700	1			
Exit, Service	50%	2026	\$20,800	1			
Exterior Lighting							
HID	100%	2026	\$470,800	10	\$400		
Alarm							
Security System							
No Component	70%						
Generic	30%	2034	* *	1	\$13,700		
	Other Observation, Extent : Mod	erate, Area Affe	cted : 100%				
	Location: Hallways						
	Explanation: CCTV Surveill	ance Cameras					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2034	* *	1-3	\$22,500		
	Other Observation, Extent: Mod	erate, Area Affe	cted : 100%				
	Location: Hallways, Basemen	t And Mechanico	al Rooms				
	Explanation : Strobe Lights, Ma	anual Pull Statio	n, Smoke Detecto	rs, Alarm	Bells And Horns		

Mechanical	Current Re	pair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date F Total (Years)		'ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
J eating									
Energy Source									
Campus Steam	100%	2	046	* *	1				
(Other Observation, Ext	ent : Light, Area Aff	ected :	100%					
	Location: Martin Luther King Building								
	Explanation: Provide 20,000 Gallon Tanks		artin L	uther King Buildi	ng / Dua	l Fuel Gas With 4			
Conversion Equipment									
Heat Exchanger	50%	2	029	* *	1	\$30,100			
	Other Observation, Ext	ent : Light, Area Aff	ected :	100%					
	Location: Throughou	t							
	Explanation : Heat Ex	xchanger Serves Per	imiter	Heating And Hot	Water C	oils			
Pres. Reducing Valve/LP	50%	2	029	* *	5	\$3,600			
Steam						. ,			
	Other Observation, Ext	ent : Light, Area Aff	ected :	100%					
	Location: Throughou	0 . 55							
	Explanation : Serves		l Heat	Exchangers					

Maintenance \$ are aggregated over a ten-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

l echanical	Curren	t Repair	Futur	e Replacement	М	Maintenance		
ystem Component	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Туре	Total (Tears)		I, I		(115)		<u></u>	
eating								
Distribution								
Hot Wtr Piping/Pump	50%		2042	* *	4	\$4,500		
Steam Piping/Pump	50%		2046	* *	4	\$4,500		
Terminal Devices								
Air Handler	50%		2031	* *	1	\$37,700		
Convector/Radiator	40%		2039	* *	1	\$15,800		
Fan Coil Unit/Heat	10%		2031	* *	1	\$3,900		
ir Conditioning								
Energy Source								
Electricity	100%		2042	* *	1			
Conversion Equipment								
Centrifugal, Elec Chiller	90%		2029	* *	1	\$118,700		
		Extent : Light, Area	Affected	: 100%		, ,		
	Location : Pentho	_	55					
	Explanation: R-2							
Interior Pkg Unit -	10%		2027	\$160,500	2	\$700		
Cooling	10/0		2027	\$100,500	2	\$700		
Distribution								
Chilled Wtr Pipe/Pump	100%		2046	* *	4	\$9,000		
Terminal Devices	10070		2040		- 4	\$9,000		
	000/		2021	* *	1	\$67,000		
Air Handler/Cool/Ht	90%		2031	* *	1	\$67,900		
Fan Coil - Cool/Heat	10%		2031	4. 4.	1	\$3,900		
Heat Rejection	1.007		2021	* *	2	Φ0. 7 00		
Air Condenser Unit	10%		2031		2	\$8,500		
Water Cooling Tower	90%	T	2024	\$322,100	2	\$110,400		
		Extent : Light, Area	Affected	: 100%				
	Location: Roof							
-	Explanation: 2 C	ooling Towers						
entilation								
Distribution	4.0.0					* * * * * * * * * * * * * * * * * * *		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$68,000		
Exhaust Fans								
Interior	90%		2031	* *	2	\$3,400		
Roof	10%		2031	* *	2	\$400		
lumbing								
H/C Water Piping								
Brass/Copper	100%		2046	* *	1			
HW Heat Exchanger					_		_	
Low Temp	100%		2046	* *	4	\$18,100		
		Extent: Light, Area	Affected	: 100%				
	Location: Pentho	use						
	Explanation: 2 U	nits Each With 250 (Gallon T	anks				
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			

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

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

Asset #: 4366

Mechanical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100% 0-2 \$8,70		* *	1		
	Leak Evident, Extent : Severe, Area	Affected: 10	%			
	Location : Near Roof Area.					
Sump Pump(s)						
Submersible	100%	2020	\$6,800	4	\$1,600	
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$2,500	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Basement					
	Explanation: 2 Duplex Sets					
Backflow Preventer						
Generic	100%	2031	* *	1	\$7,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A		: 100%			
	Location: (3) 1-4 (1) B-4 (1) B	8 - Ph				
	Explanation: Five Units					
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$61,500	
Sprinkler						
Generic	100%	2046	* *	1-2	\$34,200	
Fire Pump						
Generic	100%	2022	\$92,300	1	\$22,800	

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

Page: 186

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : HARLEM HOSPITAL WOMEN'S PAVILION

Address : 16 WEST 137 STREET @FIFTH AVE.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0008.030 / 2599 Yr Built/Renovated : 1934 /

Area Sq Ft : 138,165 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 11-Mar-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,ph

Block : 1734 Lot : 1 BIN : 1082173

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,811,200	\$172,500
Interior Architecture	\$372,900	\$790,100
Electrical	\$2,606,700	\$1,556,100
Mechanical	\$536,000	\$1,157,600
Total	\$5,326,900	\$3,676,200
Importance Code A	\$1,811,200	\$212,600
Importance Code B	\$3,515,600	\$3,463,600
Total	\$5,326,900	\$3,676,200

Total	\$172,300	\$61,500	\$88,100	\$94,000
Importance Code C	\$15,400			
Importance Code B	\$156,900	\$58,100	\$88,100	\$93,700
Importance Code A		\$3,400		\$300
Total	\$172,300	\$61,500	\$88,100	\$94,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Mechanical	\$53,200	\$12,900	\$18,400	\$22,200
Electrical	\$14,200	\$18,500	\$20,500	\$44,900
Interior Architecture	\$81,200	\$6,400	\$25,500	\$3,200
Exterior Architecture				
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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

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

Asset #: 2599

Architecture	Current Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls						
Masonry: Brick	90% Now \$407,400	LIFE **	5	\$66,000		
	Diagonal Cracks, Extent : Severe, Area	Affected: 10%				
	Location: Corners, Bulkheads	- A A.C 4 - 1 - 500/				
	Jnt Mortar Miss/Erod, Extent: Moderate	e, Area Affectea : 50%				
	Location : Throughout Sidewalk Shed in Use, Extent : Moderate	Area Affacted , 500/				
	Location: West Side	e, Area Affectea . 5070				
	Vertical Cracks, Extent : Moderate, Area	a Affected : 50%				
	Location: Bulkheads, South Facade	i Tijjeetea . 5070				
Masonry: Limestone	10% Now \$82,000	LIFE **	5	\$5,500		
Masonry. Entestone	Cracking/Crumbling, Extent: Moderate,		3	Ψ5,500		
	Location: Throughout	Thew Typeered T 1070				
	Jnt Mortar Miss/Erod, Extent : Moderate	e, Area Affected : 50%				
	Location: Throughout	••				
Windows						
Metal Clad	15% Now \$159,700	2051 **	5	\$9,400		
	Corrosion/Rusting, Extent : Moderate, A Location : Penthouse	rea Affected : 30%				
	Thermally Inefficient, Extent : Moderate	, Area Affected : 50%				
	Location: Penthouse					
	Unit Inoperable, Extent : Severe, Area A	ffected : 50%				
	Location : Penthouse					
Steel	85% Now \$545,800	2042 **	5	\$106,400	1	
	Air Infiltration, Extent : Severe, Area Afj	fected : 90%				
	Location : Throughout					
	Broken/Missing Elements, Extent: Seven	e, Area Affected : 30%				
	Location: Throughout	A.CC 1 550/				
	Corrosion/Rusting, Extent: Severe, Area	Affected: 75%				
	Location: Throughout	nag Affacted , 050/				
	Thermally Inefficient, Extent : Severe, And Location : Throughout	rea А <u></u> ∏ес≀еа : 95%				
	Location . Intoughout					

Asset #: 2599

Architecture	Current Repair	Future	Replacement	eplacement Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior							
Parapets Masonry: Brick	Diagonal Cracks, Extent : Mode Location : Bulkheads			5	\$9,000		
	Horizontal Cracks, Extent: Moa Location: Throughout Jnt Mortar Miss/Erod, Extent: N Location: Throughout	-					
Masonry: Limestone	10% Now \$24 Cracking/Crumbling, Extent: Se Location: Coping Jnt Mortar Miss/Erod, Extent: S Location: Coping			5	\$1,400	1	
Masonry: Limestone	10% Now \$72 Broken/Missing Elements, Exten Location : Northeast Corner O			5	\$1,400	1	
Roof Built-Up (BUR)	60% Now \$177 Blisters, Extent : Severe, Area Aj Location : Throughout	1,200 2036 ffected : 25%	* *			1	
	Ridging, Extent: Severe, Area A Location: Throughout	-	. 200/				
	Water Penetration, Extent: Seve Location: Over 8th Floor Worn/Eroded, Extent: Severe, A						
	Location: Throughout	rea Typectea : 107	v				
Modified Bitumen	37% Now \$134 Blisters, Extent: Moderate, Area Location: Throughout Worn/Eroded, Extent: Moderate Location: Throughout		**				
Skylight, Metal/Glass		5,200 2036 lerate, Area Affec	* * ted : 25%			1	
	Glazing Broken/Cracked, Extent Location: Over Stairwells Water Penetration, Extent: Seve						
	Location : Stairwells						

Interior

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

Asset #: 2599

rchitecture		Current	Repair	Futur	e Replacement	Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors						_		
Cast in Place Concrete	10%	3.7	#22.700	LIFE	* *	5	\$37,200	
Ceramic Tile	5%		\$33,700	2029		5	\$4,200	
		Crumbung. 1 : Toilets	Extent : Moderate	, Area A	ffectea : 25%			
			Extent : Severe, Ar	oa Affac	tad · 70%			
		ı eu 1 inisii, ı : Toilet Ri		ей Ајјесі	eu . 7070			
Paver: Asphalt	5%			2029	* *	5	\$12,700	
Raised Access Floor	5%			2035	* *	5	\$31,900	
Terrazzo	15%	Now	\$60,600	LIFE	* *	5	\$19,900	
			Extent: Light, Are	ea Affect	ed : 5%			
		ı : Through						
			xtent : Severe, Are	a Affecte	d : 30%			
		ı : 8th Floo						
			Extent : Severe, Are	a Affecte	ed : 50%			
		i : Through		ти . г				
		tion : Stain	ed From Extensive				** 0 ** 0	
Vinyl Tile	45%			2026	\$665,000	3	\$28,700	
Vinyl Tile	15%			2021	\$221,700	3	\$12,700	
Interior Walls	5 0/			LIDD	* *			
Masonry: Brick Plaster	5% 50%			LIFE LIFE	* *	5	\$4,700	
Plaster	20%	Now	\$15,400	LIFE	* *	5 5	\$4,700 \$1,900	
riastei			915,400 nents, Extent : Seve		Affected · 25%	3	\$1,900	
		ı : 8th Floo		, c, 11, ca	ngjeerea : 2570			
			xtent : Severe, Are	a Affecte	d : 30%			
		ı : 8th Floo		33				
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	60%			2039	* *	5	\$101,700	
Metal Panel	5%		\$28,900	LIFE	* *	5	\$10,600	
	-		xtent : Moderate, A		cted : 30%			
			r Safety Departmen	_	. 1 000/			
			Extent : Severe, Ar r Safety Departmei		ted : 90%			
Plaster	35%	Now	\$39,800	LIFE	* *	5	\$37,100	
	Cracking/		Extent : Severe, A		cted : 25%		•	
		netration, E 1 : 8th Floo	xtent : Severe, Are	a Affecte	d : 25%			

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

Under 600 Volts

Note: 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 #: 2599

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$40,200	5	\$600	
		ervation, Ex : Electrical	ctent : Moderate, A ! Room	Area Affe	ected : 100%			
	Explanat	ion : No Na	meplate Ratings A	vailable				
Transformers	1		1 0					
Dry Type	100%			2024	\$16,200	5	\$500	
J JI	Other Obse	ervation, Ex : Electrical	tent : Moderate, A				,	
			va, 208/120 Volts					
Switchgear / Switchboard	2. piunui	150 A	, 200,120 70113					
Fused Disc Sw	90%			2026	\$134,900	5	\$500	
Molded Case Bkrs	10%			2026	\$15,000	5	\$400	
Raceway	10,0				410,000		Ψ.00	
Conduit	100%			2026	\$155,400	1		
Panelboards	10070			2020	Ψ122,100	-		
Molded Case Bkrs	95%			2025	\$116,200	5	\$3,500	
Molded Case Bkrs	5%			2034	**	5	\$200	
Wiring	370			2034			Ψ200	
Braided Cloth	70%	2-4	\$171,400	2051	* *	1		
Braided Ciour			nt : Moderate, Are		ed · 100%	1		
		_	ut The Building	arijjeere	. 100/0			
Thermoplastic	20%			2026	\$49,000	1		
Thermoplastic	10%			2036	**	1		
Motor Controllers	1070			2030		1		
Locally Mounted	10%			2031	* *	5	\$100	
Locally Mounted	20%	2-4	\$53,600	2046	* *	5	\$100	
Locally Mounted			\$33,000 ent : Moderate, Ai		ted : 100%	3	\$100	
		: Mechanic		eurijjec	ieu . 10070			
I a saller Marreta d	50%	. 111001101110	an Itoom	2024	¢122.000		\$500	
Locally Mounted				2024	\$133,900	5		
Motor Control Center	20%			2024	\$45,300	5	\$800	
Ground								
Grounding Devices	1,000/			LIDE	* *	_	¢2.000	
Generic	100%			LIFE	. T. T.	5	\$2,000	
tand-by Power Transfer Switches								
	1,000/			2024	¢22.000	1	¢42.500	
Automatic	100%			2024	\$23,000	1	\$42,500	
Generators	1000/			2022	Ø100 400	1	652.500	
Diesel	100%		want Madaii	2022	\$180,400	1	\$53,500	
			tent : Moderate, A	area Affe	естеа : 100%			
	Location				700 K			
D	Explanat	ion : Emerg	ency Generator R	ated @ '	/00 Kw			
Batteries	1.000/			2010	01.500	_	ΦE 100	
Lead/Acid	100%			2019	\$1,500	5	\$5,100	

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

Asset #: 2599

Electrical	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power							
Fuel Storage							
Day Tank	50%	2025	\$4,200	5	\$10,500		
	Other Observation, Extent : Moderate	Area Affecte	ed : 100%				
	Location : Outside						
	Explanation: 60 Gallons Rated Cap	acity					
Main Tank	50%	2061	* *	5	\$1,700		
	Other Observation, Extent: Moderate	Area Affecte	ed : 100%				
	Location : Outside						
	Explanation: 5000 Gallons Rated Co	apacity					
ighting							
Interior Lighting							
Fluorescent	30%	2026	\$572,700	10	\$31,200		
	T-8 Lamps And Fixtures, Extent: Mod	lerate, Area A	ffected : 100%				
	Location: Throughout The Building						
Fluorescent	67%	2021	\$1,279,000	10	\$69,800		
	T-12 Lamps And Fixtures, Extent: Mo	derate, Area	Affected: 100%	ó			
	Location: Throughout The Building						
Fluorescent	3%	2021	\$57,300	10	\$3,100		
Tradicione	Compact Fluorescent Light, Extent : N				ψ3,100		
	Location : Basement						
Egress Lighting							
Emergency, Service	50%	2021	\$28,600	1			
Exit, Service	50%	2026	\$19,300	1			
Exterior Lighting	2070	2020	Ψ15,500	-			
HID	100%	2021	\$533,600	10	\$400		
Alarm	10070		4000,000		Ψ.00		
Security System							
No Component	70%						
Generic	30%	2026	\$128,200	1	\$15,500		
Generic	Other Observation, Extent : Moderate			1	Ψ13,500		
	Location: Hallways						
	Explanation: C C T V Surveillance	Cameras					
Fire/Smoke Detection	Saprament. COIT Burrenunce	- anici as					
No Component	70%						
Generic, Digital	30%	2021	\$439,000	1-3	\$26,300		
Generic, Digital	Other Observation, Extent : Moderate			1-5	Ψ20,500		
	Location: Hallways	in cariffeete	W. 100/0				
	Explanation : Strobe Lights, Smoke 1	Detectors Ale	arm Rolls And H	orns Ma	mual Pull		
	Stations	reieciors, All	ит Б ень Ани П	orns, mu	anna I mit		

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

Heating

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

Maintenance \$ are aggregated over a ten-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		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2046	* *	1		
			xtent : Light, Area		: 100%			
			uther King Buildin	_				
	•		ded From Adjacen	t Martin	Luther King Buildi	ing / Duc	ıl Fuel Gas With	
Conversion Equipment	4- 20,00	0 Gallon Ta	unks For #2 Oil					
Conversion Equipment	P 100%			2029	* *	5	\$6.700	
Pres. Reducing Valve/LF Steam	100%			2029		3	\$6,700	
Distribution								
Steam Piping/Pump	100%	Now	\$40,500	2026	\$810,800	4	\$5,600	
Steam Fiping/Fump			: Light, Area Affec			4	\$5,000	
		eni, Exteni i : Through		ieu . 10/	o			
Terminal Devices	Boetinor	. 1711/01/8/10						
Air Handler	20%	0-2	\$125,200	2036	* *	1	\$12,600	
All Handler			#125,200 tent : Moderate, Ai		ted : 100%	1	\$12,000	
		ica Lije, Ex i : Through		cu rijjec	ica . 10070			
Carrage at a p/D a disease	80%			2031	* *	1	¢20,200	
Convector/Radiator		amatian E	rtont Light Anga			1	\$29,300	
		ervanion, E 1 : Through	xtent : Light, Area	Ајјестеа	: 100%			
		i . Through tion : Manu						
Air Conditioning	Ехріапа	uon . manu	iai Coniroi					
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment	10070			2034		1		
Interior Pkg Unit -	10%			2020	\$149,500	2	\$700	
Cooling	1070			2020	Ψ142,500	2	Ψ100	
Exterior Pkg Unit -	10%			2021	\$53,600	2	\$700	
Cooling	1070				422,000	_	Ψ, σσ	
Window/Wall Unit	70%			2019	\$167,100	1		
No Component	10%				+,			
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$29,500	
No Component	80%			_			, - ,	
Heat Rejection	, +							
Air Condenser Unit	10%			2026	\$20,900	2	\$7,900	
No Component	90%				. , -		. , -	
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$12,700	
No Component	80%						•	

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

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

Asset #: 2599

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
Ventilation							
Exhaust Fans							
Interior	10% Now On Extended Life, E. Location : Through		2036 Affected	* * : 100%	2	\$300	
Roof	15% Now On Extended Life, E. Location : Roof	\$13,800 xtent : Severe, Area	2036 Affected	* * : 100%	2	\$400	
No Component	75%						
Plumbing							
H/C Water Piping Brass/Copper	100%		2026	\$346,800	1		
HW Heat Exchanger Low Temp	100% 0-2 On Extended Life, E. Location : Old Nur		2036 Affected	**: 100%	4	\$11,200	
		rses Building Boiler	Room	: 100%			
	Explanation : Loca	ited In Adjacent Bui	lding				
Sanitary Piping	1000/		LIDE	* *			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)	100%		LIFE		1		
Compressed Air	100%		2046	* *	4	\$2,500	
Backflow Preventer	10070		2010		•	Ψ2,300	
Generic	100%		2026	\$11,300	1	\$7,000	
	Other Observation, I Location : Water S		Affected			, , , , , ,	
	Explanation : Loca	ited Away From Wa	ter Entry	Point			
Fixtures	400						
Generic	100%						
Vertical Transport Elevators							
Geared Traction	100% Other Observation, I Location : (2) B-8 Explanation : Thre	(1) B-7	LIFE Affected	* * : 100%			
Fire Suppression							
Standpipe Generic	100%		2046	* *	1-5	\$57,300	
Sprinkler	/ -					<i>∓e , ,e so</i>	
No Component Generic	95% 5%		2046	* *	1-2	\$1,600	
Generic	5 /0		∠∪+∪		1-2	φ1,000	

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: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$136,500	\$776,500
Interior Architecture	\$161,000	\$352,100
Electrical		\$123,800
Total	\$297,500	\$1,252,300
Importance Code A	\$136,500	\$776,500
Importance Code B	\$161,000	\$351,000
Importance Code C		\$124,800
Total	\$297,500	\$1,252,300

Total	\$90,400	\$111.900	\$229,000	\$130,600
Importance Code C			\$17,300	
Importance Code B	\$83,700	\$105,200	\$123,200	\$123,900
Importance Code A	\$6,700	\$6,700	\$88,400	\$6,700
Total	\$90,400	\$111,900	\$229,000	\$130,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Mechanical	\$48,300	\$69,700	\$51,800	\$88,500
Electrical	\$18,500	\$18,500	\$37,100	\$18,500
Interior Architecture			\$35,000	
Exterior Architecture			\$81,400	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



 $[\]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

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
terior								
Exterior Walls								
Metal Panel	40%			2055	* *	5-10	\$500,500	
Pre-Cast Concrete	50%			LIFE	* *	5	\$295,700	
		nstruction, 1 : Through	Extent : Light, Are	a Affecte	ed : 100%			
Window Wall	10%			2055	* *	5	\$68,200	
Windows								
Aluminum	90%			2050	* *	5	\$24,900	
Metal Louvers	10%			2040	* *	10	\$17,300	
Parapets								
Metal Panel	30%			2055	* *	5	\$15,800	
Metal Rail	10%			2045	* *	5-10	\$24,500	
Pre-Cast Concrete	60%			LIFE	* *	5	\$51,200	
Roof								
Single Ply Membrane	100%			2035	* *	10	\$65,600	
terior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$66,300	
Ceramic Tile	10%			2040	* *	5	\$20,200	
Vinyl Tile	30%			2035	* *	3	\$22,700	
Wood	45%			2065	* *	5	\$170,400	
		servation, E 1 : Patient I	Extent : Moderate, A Rooms	Area Affe	ected : 100%			
	Explana	tion: This	Component Is Actu	ally Lan	inated Wood Floo	ring.		
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2040	* *	5	\$34,700	
Concrete Masonry Unit	20%			LIFE	* *	5	\$27,700	
Glass: Single Pane	5%			LIFE	* *	5	\$13,000	
Gypsum Board	60%			LIFE	* *	5	\$124,800	
Ceilings								
AcousTileSusp.Lay-In	75%			2045	* *	5	\$151,500	
Exposed Concrete	10%			LIFE	* *	5	\$3,200	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$25,200	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2055 **	5 \$600	
	Other Observation, Extent : Moderat	te, Area Affected : 100%		
	Location: Electrical Room			
	Explanation : 2- Main Service Swit	ches Rated @ 4000 Amperes I	Each - Recently Installed	

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

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

Asset #: 14737

Electrical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Transformers						
Dry Type	100% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: 4-500 Kva, 480/277/20			5	\$500	
Switchgear / Switchboard	,					
Fused Disc Sw	90% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Recently Installed	2055 Area Affected	* * l : 100%	5	\$500	
Molded Case Bkrs	10%	2055	* *	5	\$400	
Moided Case Bris	Other Observation, Extent : Moderate, Location : Electrical Room Explanation : Recently Installed			3	\$400	
Raceway						
Conduit	100% Recent Installation, Extent : Light, Are Location : Throughout The Building	2055 a Affected : 10	* *	1		
Panelboards						
Fused Disc Sw	15% Recent Installation, Extent : Light, Are Location : Mechanical Room	2050 a Affected : 10	**	5	\$500	
Molded Case Bkrs	85% Recent Installation, Extent : Light, Are Location : Throughout The Building	2050 a Affected : 10	* *	5	\$3,000	
Wiring						
Thermoplastic	100% Recent Installation, Extent : Light, Are Location : Throughout The Building	2055 a Affected : 10	**	1		
Motor Controllers						
Locally Mounted	20% Recent Installation, Extent : Light, Are Location : Mechanical Room	2045 a Affected : 10	**	5	\$200	
Variable Frequency Drive	80%	2045	* *			
	Recent Installation, Extent : Light, Are Location : Mechanical Room	a Affected : 10	00%			
round Grounding Devices						
Grounding Devices Generic	100% Other Observation, Extent : Light, Are Location : Basement Explanation : Recently Installed	LIFE a Affected : 10	**	5	\$2,000	

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

Electrical	Current Repair	Future Replace	ement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power Transfer Switches Automatic	100% Recent Installation, Extent : Light, Area Location : A T S Room	2045 1 Affected : 100%	* *	1	\$41,500	
Generators Diesel	100% Other Observation, Extent : Light, Area Location : Roof Explanation : Emergency Generator I		* * Recently	1	\$52,300	
Batteries	Explanation : Emergency Generator 1	tuica @ 1230 KW	Recently	msiane		
Lead/Acid	100% Recent Installation, Extent : Light, Area Location : Generator Room In The Ro	ı Affected : 100%	\$1,500	5	\$5,000	
Fuel Storage Day Tank	50% Other Observation, Extent : Light, Area Location : Roof Explanation : No Nameplate Rating A		* *	5	\$12,500	
Main Tank	50% Other Observation, Extent: Light, Area Location: Underground Explanation: 20,000 Gallons Rating (2065 Affected : 100%	* *	5	\$2,000	
ighting		- up				
Interior Lighting Fluorescent	90% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps, Recently In		**	10	\$111,400	
Fluorescent	5% Other Observation, Extent: Moderate, Location: Hallways Explanation: T-5 Lamps, Recently Ins	2035 Area Affected : 100	**	10	\$6,200	
Fluorescent	5% Other Observation, Extent : Moderate, Location : Hallways	2035 Area Affected : 100		10	\$6,200	
Egress Lighting	Explanation: Compact Fluorescent L	igiii 1 iniures, Recei	iiiy IIISIU	неи		
Emergency, Service	50% Recent Installation, Extent : Light, Area Location : Throughout The Building	2035 a Affected : 100%	* *	1		
Exit, LED	50% Recent Installation, Extent: Light, Area Location: Throughout The Building	2065 a Affected : 100%	* *	1		
Exterior Lighting HID	100% Recent Installation, Extent : Light, Area Location : Outside	2035 Affected: 100%	* *	10	\$400	

Note: 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 #: 14737

Electrical	Current Repair	Future Repla	cement	M	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lightning Protection							
Arresters/Cabling							
Generic	100%	2065	* *	5	\$4,000		
	Other Observation, Extent : Mo	derate, Area Affected : 1	00%				
	Location: Roof						
	Explanation : Recently Install	ed					
Alarm							
Security System							
No Component	70%						
Generic	30%	2035	* *	1	\$15,100		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Hallways And Out.	side					
	Explanation : Recently Install	ed C C T V Surveillance	Camera				
Fire/Smoke Detection							
Generic, Digital	100%	2035	* *	1-3	\$83,200		
_	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The Bi	ıilding					
	Explanation : Recent Installar Horns And Alarm Bells	ion. Strobe Lights, Manu	al Pull Sta	tions, Sm	oke Detectors,		

Mechanical	Curren	t Repair Fu	ure Replac	ire Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years		r Estima	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	205	1	* *	1		
Conversion Equipment							
Hot Water Boiler	100%	204	2	* *	1	\$66,700	
	Other Observation,	Extent : Light, Area Affect	ed : 100%				
	Location: Pentho	ouse					
	Explanation: 3 U	nits. (2 For Heating, 1 For	Both Heati	ng And D	omestic I	Hot Water) 3	
	Heat Exchangers						
Distribution							
Hot Wtr Piping/Pump	100%	204	7	* *	4	\$10,000	
Terminal Devices							
Air Handler	80%	203	3	* *	1	\$66,800	
Fan Coil Unit/Heat	20%	203	3	* *	1	\$8,700	
Air Conditioning							
Energy Source							
Electricity	100%	204	7	* *	1		
Conversion Equipment							
Reciprocating	100%	203	3	* *	1	\$62,600	
Compr/Chiller							
	R-134a Refrigerant	t, Extent : Light, Area Affec	ted : 100%				
	Location: 2 Mult	istacks Sets, Penthouse					
Distribution							
	100%	205		* *		\$10,000	

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

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

Asset #: 14737

Mechanical	Current Repa	ir Future	Future Replacement Maintenance		aintenance	•	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning	•	•	•				
Terminal Devices							
Air Handler/Cool/Ht	100%	2033	* *	1	\$83,500		
Heat Rejection							
Air Condenser Unit	100%	2033	* *	2	\$94,000		
Ventilation							
Distribution	400-						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$75,300		
Exhaust Fans	0.507	2022	* *	2	Φ2.500		
Interior	85%	2033	* *	2	\$3,500		
Roof	15%	2033	* *	2	\$600		
Plumbing H/C Water Pining							
H/C Water Piping	1000/	2051	* *	1			
Brass/Copper Water Heater	100%	2051	w w	1			
water Heater Gas Fired	100%	2024	\$32,100	2	\$2,000		
	100%	2024	\$52,100	2	\$2,000		
HW Heat Exchanger HTHW/HW	100%	2051	* *				
Sanitary Piping	10070	2031					
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	100/0	LIFE		1			
Cast Iron	100%	LIFE	* *	1			
Sewage Ejector(s)	10070	LIIL		1			
Electric	100%	2033	* *	4	\$1,600		
Backflow Preventer	100/0			-	Ψ1,000		
Generic	100%	2033	* *	1	\$8,300		
Fixtures					1 - 1		
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	90%	LIFE	* *				
	Other Observation, Exten	t : Light, Area Affected :	90%				
	Location: (2) 1-5, (1) (C-6, Ph, (1) C-6					
	Explanation: 4 Units						
Hydraulic	10%	LIFE	* *				
•	Other Observation, Exten	t : Light, Area Affected :	10%				
	Location: C-1						
	Explanation: 1 Unit						
Fire Suppression							
Standpipe							
Generic	100%	2051	* *	1-5	\$70,600		
Sprinkler							
Generic	100%	2051	* *	1-2	\$37,800		
Fire Pump							
Generic	100%	2038	* *	1	\$25,200		
Chemical System							
Generic	100%	2024	\$26,700	1-3	\$55,000		

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

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

Page: 200

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$124,000	\$390,800
Interior Architecture	\$140,500	\$623,200
Electrical		\$2,183,900
Mechanical	\$35,100	\$2,699,500
Total	\$299,600	\$5,897,400
Importance Code A	\$124,000	\$390,800
Importance Code B	\$175,600	\$5,256,100
Importance Code C		\$250,500
Total	\$299,600	\$5,897,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$12,900
Interior Architecture	\$26,700		\$67,800	
Electrical	\$42,700	\$36,700	\$46,700	\$42,400
Mechanical	\$130,300	\$109,300	\$141,600	\$133,500
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$241,100	\$187,400	\$297,500	\$230,300
Importance Code A	\$13,300	\$13,300	\$13,800	\$26,200
Importance Code A Importance Code B	\$13,300 \$201,200	\$13,300 \$174,100	\$13,800 \$283,700	\$26,200 \$204,100
*	, -,			



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 #: 14738

Architecture	Current	rent Repair Future Replacement		e Replacement	Maintenance			
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior								
Exterior Walls								
Masonry: Brick Cavity	90%		LIFE	* *	5	\$185,800		
	Recent Repair Evide		rea Affe	cted : 50%				
	Location : Throug	hout						
Window Wall	10%		2055	* *	5	\$77,400		
	Recent Construction	_						
	Location : Connec	ting Corridor To Ni	ırsing Fa	ıcility				
Windows								
Aluminum	95%		2041	* *	5	\$25,900		
Metal Louvers	5%		2034	* *	10	\$8,500		
Parapets								
Masonry: Brick Cavity	75%		LIFE	* *	5	\$29,200		
	Recent Repair Evide		rea Affe	cted : 25%				
	Location: Throug	hout						
Metal Rail	20%		2038	* *	5-10	\$140,600		
Pre-Cast Concrete	5%		LIFE	* *	5	\$12,200		
Roof								
Single Ply Membrane	100%		2035	* *	10	\$111,100		
	Recent Replace Evid	_	Area Affe	ected : 100%				
	Location : Throug	hout						
terior								
Floors								
Cast in Place Concrete	15%		LIFE	* *	5	\$131,700		
Ceramic Tile	10%		2040	* *	5	\$40,200		
Traffic Topping	5%		2030	* *	5	\$25,100		
Vinyl Tile	70%		2035	* *	3	\$105,400		
Interior Walls								
Ceramic Tile	10%		2038	* *	5	\$53,300		
Concrete Masonry Unit	20%		LIFE	* *	5	\$42,600		
Glass: Single Pane	5%		LIFE	* *	5	\$20,000		
Gypsum Board	65%		LIFE	* *	5	\$207,900		
Ceilings								
AcousTileSusp.Lay-In	70%		2045	* *	5	\$281,100		
	Recent Construction	_	a Affecte	ed : 100%				
	Location: Throug	hout						
Exposed Struc: Steel	10%		LIFE	* *				
Gypsum Board	20%		LIFE	* *	5	\$100,400		

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

Under 600 Volts

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

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

Asset #: 14738

Electrical	Current Repair	Future Replacement	ement Maintenand		ce	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035 **	5	\$1,200		
	Other Observation, Extent : Moder	ate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : 2- Main Service Sw	ritches Rated @ 3000 Amperes I	Each			
Transformers						
Dry Type	100%	2030 **	5	\$1,000		
	Other Observation, Extent : Moder	ate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : 5- 225 Kva, 2- 100	Kva, 2- 50 Kva, 480/208/120 Va	olts			
Switchgear / Switchboard	0004	2027	_	4000		
Fused Disc Sw	80%	2035 **	5	\$900		
Molded Case Bkrs	20%	2051 **	5	\$1,400		
Raceway						
Conduit	70%	2051 **	1			
Conduit	30%	2035 **	1			
Panelboards						
Fused Disc Sw	15%	2047 **	5	\$900		
Molded Case Bkrs	30%	2033 **	5	\$2,100		
Molded Case Bkrs	55%	2047 **	5	\$3,900		
Wiring						
Thermoplastic	70%	2051 **	1			
Thermoplastic	30%	2035 **	1			
Motor Controllers						
Locally Mounted	30%	2042 **	5	\$500		
Variable Frequency	70%	2042 **				
Drive						
Ground						
Grounding Devices						
Not Accessible	100%					
Stand-by Power						
Transfer Switches	1000/	20.42		***		
Automatic	100%	2042 **	1	\$82,500		
Generators						
Diesel	100%	2038 **	1	\$103,900		
	Other Observation, Extent : Moder	ate, Area Affected : 100%				
	Location: Roof	n 10.14				
	Explanation : Emergency Genera	tor Rated @ 1250 Kw				
Batteries	100-		_	.		
Lead/Acid	100%	2020 \$1,500	5	\$9,900		

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 #: 14738

Electrical	Current Repair F		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage	5 00/	20.45	de de	_	#24 000	
Day Tank	50%	2047	* *	5	\$24,900	
	Other Observation, Extent : Moderate, Location : Roof	Агеа Ајјест	ea : 100%			
	Explanation: No Nameplate Ratings	Available				
Main Tonk	50%	2060	* *	5	\$3,900	
Main Tank	Other Observation, Extent : Moderate, Location : Underground Explanation : 20,000 Gallon Capacit	Area Affect		3	\$3,900	
ighting	Zapianianen Ze, eee Zanen Zapiaen	,				
Interior Lighting						
Fluorescent	20%	2025	\$901,900	10	\$49,200	
	T-12 Lamps And Fixtures, Extent: Mod Location: Old Sections	derate, Area	Affected: 100%	ó		
Fluorescent	70%	2033	* *	10	\$172,200	
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	erate, Area A	Affected : 100%			
Fluorescent	5%	2033	* *	10	\$12,300	
	T-5 Lamps And Fixtures, Extent : Mode Location : Penthouse	erate, Area A	Affected : 100%			
Fluorescent	5%	2033	* *	10	\$12,300	
	Compact Fluorescent Light, Extent : M Location : Hallways	oderate, Ar	ea Affected : 100)%		
Egress Lighting						
Emergency, Service	50%	2033	* *	1		
Exit, LED	50%	2060	* *	1		
Exterior Lighting	100-1		** ** **		4000	
HID	100%	2025	\$1,036,000	10	\$800	
larm						
Security System	70%					
No Component Generic	30%	2033	* *	1	\$30,100	
Ochene	Other Observation, Extent : Moderate,	-000		1	φ30,100	
	Location: Hallways					
	Explanation: CCTV Surveillance	Camera				
Fire/Smoke Detection	Tamana Coli Cantellance					
Generic, Digital	100%	2033	* *	1-3	\$170,300	
	Other Observation, Extent : Moderate,		ed : 100%	-	, ,	
	Location: Throughout The Building	-				
	Explanation : Strobe Lights, Manual	Pull Station	, Smoke Detector	r, Horns	And Alarm Bells	

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

Heating

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

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

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

Asset #: 14738

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Hot Water Boiler	65%	2030	* *	1	\$86,200	
	Other Observation, Extent: 1	Light, Area Affected .	65%			
	Location: Penthouse					
	Explanation: 2 Units					
Hot Water Boiler	35%	2042	* *	1	\$46,400	
	Other Observation, Extent : I	Light, Area Affected .	35%			
	Location: Penthouse					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2041	* *	4	\$13,200	
Terminal Devices						
Air Handler	40%	2033	* *	1	\$66,400	
Air Handler	40%	2025	\$591,600	1	\$66,400	
Fan Coil Unit/Heat	20%	2033	* *	1	\$17,300	
Air Conditioning						
Energy Source						
Electricity	40%	2041	* *	1		
Natural Gas	60%	2051	* *	1		
Conversion Equipment						
Absorption	60%	2025	\$887,400	1	\$174,200	
Chiller/Direct Fire						
	Other Observation, Extent : I	Light, Area Affected .	60%			
	Location: Penthouse					
	Explanation: 2 Units					
Reciprocating	40%	2033	* *	1	\$49,800	
Compr/Chiller						
	R-134a Refrigerant, Extent:	Light, Area Affected	: 40%			
	Location: 2 Set Of Multi-st	acks, Penthouse				
Distribution						
Chilled Wtr Pipe/Pump	100%	2045	* *	4	\$13,200	
Terminal Devices						
Air Handler/Cool/Ht	50%	2033	* *	1	\$82,900	
Air Handler/Cool/Ht	50%	2025	\$582,600	1	\$82,900	
Heat Rejection						
Air Condenser Unit	40%	2033	* *	2	\$74,700	
Water Cooling Tower	60%	2026	\$472,400	2	\$162,000	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$149,600	
Exhaust Fans						
Interior	80%	2033	* *	2	\$6,600	
Roof	20%	2033	* *	2	\$1,600	
Plumbing					. , ,	

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.

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

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

Asset #: 14738

Mechanical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2051	* *	1			
Water Heater							
Gas Fired	100%	2024	\$63,800	2	\$3,900		
	Other Observation, Extent : Light, Ar	ea Affected	: 100%				
	Location: Upper Penthouse						
	Explanation : 4 Units						
HW Heat Exchanger							
HTHW/HW	100%	2051	* *				
	Other Observation, Extent : Light, Ar	ea Affected	: 100%				
	Location: Upper Penthouse						
	Explanation: 4 Units						
Sanitary Piping	1000/	r rese	* *				
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/	LIDE	* *	1			
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)	1000/	2022	* *	4	Φ1 COO		
Rigid Piping	100%	2033	* *	4	\$1,600		
Sewage Ejector(s)	1000/	2025	¢11.200	4	Φ1 COO		
Electric	100%	2025	\$11,300	4	\$1,600		
Backflow Preventer	1000/	2025	¢26.600	1	¢1.6.400		
Generic	100%	2025	\$26,600	1	\$16,400		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%	LIFE	* *				
Geared Traction	Other Observation, Extent : Light, Ar						
	Location: (2) C-7, Ph, (4) C-7	еи Ајјестеи	. 100/0				
	Explanation: 6 Units						
Fire Suppression	Explanation . O Units						
Standpipe							
Generic	100%	2045	* *	1-5	\$140,300		
Sprinkler	100/0	2073		1.5	ψ170,500		
Generic	100%	2045	* *	1-2	\$75,100		
Fire Pump	100/0	2073		1 4	Ψ15,100		
Generic	100%	2028	* *	1	\$50,100		
Chemical System	100/0	2020		1	Ψ30,100		
Generic	100%	2024	\$26,700	1-3	\$55,000		
Generic	100/0	2027	Ψ20,100	1.0	Ψ55,000		

 $[\]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.

Page: 206

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$38,900	\$130,300
Interior Architecture	\$37,600	\$387,500
Electrical	\$120,900	
Mechanical		\$535,700
Total	\$197,300	\$1,053,500
Importance Code A	\$38,900	\$130,300
Importance Code B	\$158,500	\$791,100
Importance Code C		\$132,100
Total	\$197,300	\$1,053,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$5,300		\$30,400	
Interior Architecture	\$18,500	\$12,000		\$18,500
Electrical	\$16,900	\$16,800	\$18,200	\$15,100
Mechanical	\$90,700	\$44,500	\$76,000	\$68,700
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$146,100	\$88,100	\$139,400	\$117,100
Importance Code A	\$8,500	\$5,200	\$33,700	\$3,300
Importance Code B	\$137,600	\$75,800	\$105,700	\$113,800
Importance Code C		\$7,100		



 $[\]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 #: 14211

Architecture	Current Repair		Future Replacement			Ma			
System	% of	Fail Date	Estimated Cost	Year	Estimated C	ost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY			(Yrs)		
Exterior Walls									
Masonry: Brick	35%			LIFE		* *	5	\$35,400	
11200011191 211011		ervation, E	xtent : Light, Area		: 5%			422,.00	
			verhang At Main I						
	Explana	tion : Mino	r Horizontal Crack	king.					
Masonry: Granite	5%			LIFE		* *	5	\$3,800	
Masonry: Limestone	5%			LIFE		* *	5	\$3,800	
Metal/Glass Curt Wall	50%			LIFE		* *	5	\$94,900	
Metal Panel	5%			2045		* *	5-10	\$34,800	
Parapets									
Concrete Masonry Unit	60%			LIFE		* *	5	\$6,500	
Masonry: Brick	15%			LIFE		* *	5	\$1,400	
Masonry: Limestone	20%			LIFE		* *	5	\$2,400	
Metal Rail	5%			2038		* *	5-10	\$8,700	
Roof									
IRMA/Protected	35%			2030		* *	10	\$20,900	
Membrane									
Single Ply Membrane	65%			2030		* *	10	\$38,900	
Interior									
Floors							_		
Cast in Place Concrete	10%			LIFE	20/	* *	5	\$43,100	
			xtent : Light, Area						
			t Mechanical And			r : 1			
G		tion : Stain	ing (Rust) From Co		e Drains was			фо. о о о	
Ceramic Tile	5%			2034		* *	5	\$9,900	
Terrazzo	10%			LIFE		* *	5	\$15,400	
Vinyl Tile	75%			2030		* *	3	\$74,000	
Interior Walls	70/			LIDE		* *			
Cast in Place Concrete	7%			LIFE		**	_	¢14.200	
Ceramic Tile	5%			2034		**	5	\$14,200	
Change Single Bana	8%			LIFE		**	5	\$9,100	
Glass: Single Pane	30%			LIFE		* *	5 5	\$63,900	
Gypsum Board	40%	nair Evidor	nt, Extent : Light, A	LIFE	etad · 1%		3	\$68,200	
		pair Eviaer 1 : 4th Floo		тей Аујес	.iea . 1/0				
Tuorentina Danala			. 2.440 10	LIDD		* *			
Travertine Panels	10%			LIFE					
Ceilings	250/			2029		* *	5	\$75,200	
AcousTileSusp.Lay-In	35% Other Obs	privation E	Extent : Light, Area	2038	. 2%		5	\$13,200	
		i : Basemen		119966164	. 270				
		tion : Mino							
Cymaum Doord	50%		i siming.	LIFE		* *		\$124.200	
Gypsum Board		nair Evida	nt, Extent : Light, A		etad · 10/2		5	\$134,300	
			u, Extent . Lignt, A r Lobby Soffit	тен Аујес	леи . 1/0				
Motel Paral			. Loody Soffii	TIDD		* *	-	¢40.200	
Metal Panel	15%			LIFE		- T	5	\$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 #: 14211

Electrical	Current Repair	Future Repl	lacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers Dry Type	100% Other Observation, Extent : Light, A	2038	**	5	\$500	
	Location: Electrical Room Explanation: (2) 112.5 Kva And (
Switchgear / Switchboard	4	,				
Fused Disc Sw	100%	2045	* *	5	\$600	
	Other Observation, Extent : Light, A	rea Affected : 100%	%			
	Location : Electrical Room					
	Explanation: (1) 2000 Amp Main	Switch				
Raceway						
Conduit	100%	2045	* *	1		
Panelboards	1000	20.41		_	** 00 =	
Fused Disc Sw	100%	2041	* *	5	\$3,000	
Wiring	1000/	2045	* *	1		
Thermoplastic	100%	2045	* * *	1		
Motor Controllers	500/	2020	* *	_	¢400	
Locally Mounted	50%	2038	**	5	\$400	
Motor Control Center	50%	2038	* *	5	\$1,800	
Stand-by Power Transfer Switches	5 004	2020	de de		\$20.400	
Automatic	70%	2038	**	1	\$28,400	
Automatic	30% Other Observation, Extent : Light, A Location : Fire Pump Room	2038 rea Affected : 30%	* *	1	\$12,200	
	Explanation: 100 Amp. For Fire I	Ритр.				
Generators						
Diesel	100%	2034	* *	1	\$51,000	
	Other Observation, Extent: Light, A Location: Basement Explanation: 500 Kva	rea Affected : 100%	%			
Batteries						
Lead/Acid	100%	2019	\$1,500	5	\$4,900	
Fuel Storage					,	
Day Tank	100% 4+ \$2,00 Other Observation, Extent : Modera Location : Generator Room	te, Area Affected :	**	5	\$12,200	
	Explanation: 550 Gallons - Alway	s In Alarm				
Lighting Interior Lighting						
Fluorescent	100% Compact Fluorescent Light, Extent: Location: Throughout	2030 Light, Area Affecto	* * ed : 20%	10	\$120,900	
	T-5 Lamps And Fixtures, Extent : Li Location : Throughout	ght, Area Affected :	40%			
	T-8 Lamps And Fixtures, Extent : Li, Location : Throughout	ght, Area Affected :	40%			

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

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

Asset #: 14211

Electrical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	10%	2030	* *	10	\$3,200	
Exit, LED	70%	2053	* *	1		
Exit, Battery	20%	2030	* *	10	\$1,800	
Exterior Lighting						
HID	20%	2030	* *	10	\$100	
	Other Observation, Extent	t : Light, Area Affected	: 100%			
	Location : Exterior					
	Explanation: Controlled	l Via Photocell				
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	* *	1	\$14,800	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2030	* *	1-3	\$25,100	

lechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
Campus Steam	100%			2045	* *	1		
•	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Through	out					
	Explana	tion : Camp	pus Steam From Ad	jacent B	uilding			
Conversion Equipment								
Heat Exchanger	50%			2034	* *	1	\$32,600	
•	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Mechani	ical Equipment Roc	m				
	Explana	tion : Steam	n To Hot Water Exc	changer	Serves Reheat Syst	em And A	Air Handlers	
Pres. Reducing Valve/LP	50%			2034	* *	5	\$3,900	
Steam								
Distribution								
Hot Wtr Piping/Pump	100%			2041	* *	4	\$6,500	
Terminal Devices								
Air Handler	50%	4+	\$18,200	2030	* *	1	\$36,700	
	Damper(s) Malfuncti	ioning, Extent : Mod	derate, A	rea Affected : 30%	ó		
	Location	ı : Various	Locations - Econon	nizer Cy	cle Not Working			
Fan Coil Unit/Heat	50%			2033	* *	1	\$21,300	
			Extent : Light, Area		: 100%	-	421,500	
		ı : Through	_	55				

Air Conditioning

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

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

Asset #: 14211

Mechanical	Current	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source	1000/		2041	* *	1		
Electricity Conversion Equipment	100%		2041		1		
Centrifugal, Elec Chiller	100%		2034	* *	1	\$142,600	
Commugai, Elee Cimie	R-134a Refrigerant,	Extent : Light, Area		l : 100%	•	Ψ112,000	
	Location: 2 Units	_					
Distribution							
Chilled Wtr Pipe/Pump	100%		2045	* *	4	\$6,500	
Terminal Devices							
Air Handler/Cool/Ht	100%		2030	* *	1	\$81,500	
Heat Rejection	1000/		2026	#20 < 000	2	Φ122 C00	
Water Cooling Tower	100%	Zutant Liaht Anaa	2026	\$386,800	2	\$132,600	
	Other Observation, E Location: Roof	exieni : Ligni, Area	Ајјестеа	: 100%			
	Explanation : Loca	ted On Roof Of Adi	acent Ru	ildino			
Ventilation	Explanation : Boca	ica on Rooj oj naj	исст Ви	iiding			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$73,500	
Exhaust Fans							
Interior	100%		2025	\$148,900	2	\$4,000	
Plumbing							
H/C Water Piping	1000/		2045	* *	1		
Brass/Copper	100%		2045	4. 4.	1		
HW Heat Exchanger HTHW/HW	100%		2045	* *			
11111 *	Other Observation, I	Extent : Light, Area		: 100%			
	Location : Basemer		119900000	. 100/0			
	Explanation: 2 Un	its With 750 Gallon	Storage				
Sanitary Piping	· ·						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2030	* *	4	\$2,500	
	Other Observation, E Location : Basemer	_	Affected	: 100%			
	Explanation : Dupl						
Sewage Ejector(s)	Explanation . Dupl	ex Onii					
Not Accessible	100%						
Fixtures	100/0						
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: 1 To 4						
	Explanation: 3 Un	its					

Maintenance \$ are aggregated over a ten-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 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
Fire Suppression							
Standpipe							
Generic	100%		2051	* *	1-5	\$68,900	
Sprinkler							
Generic	100%		2051	* *	1-2	\$36,900	
Fire Pump							
Generic	100% 4+	\$10,000	2028	* *	1	\$22,100	
	Leak Evident, Extent : 1	Moderate, Area A	ffected :	20%			
	Location : Pump Roo	m					

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

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

Page: 212

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$118,500	\$75,100
Electrical	\$161,800	
Mechanical	\$99,900	\$194,600
Total	\$380,200	\$269,700
Importance Code A	\$118,500	\$75,100
Importance Code B	\$261,700	\$194,600
Total	\$380,200	\$269,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$80,600		\$2,300	
Interior Architecture	\$31,100	\$500		\$4,700
Electrical	\$12,000	\$2,500	\$30,000	\$1,800
Mechanical	\$44,400	\$2,500	\$5,100	\$9,400
Total	\$168,100	\$5,400	\$37,300	\$15,900
Importance Code A	\$80,800	\$300	\$2,500	\$6,500
Importance Code B	\$86,500	\$5,200	\$34,800	\$9,400
Importance Code C	\$700			
Total	\$168,100	\$5,400	\$37,300	\$15,900



 $[\]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

Architecture		Current Repair Future Replaceme					ent Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority	
xterior										
Exterior Walls	= 0.4						_	Φ		
Glazed Ceramic Panel	5% 80%	Now	¢119 500	LIFE		* *	5 5	\$5,600 \$19,200		
Masonry: Brick	80% Effloresce		\$118,500 : Moderate, Area	LIFE Affected			3	\$19,200		
		nee, Exieni 1 : Through		ш	. 1070					
		_	d, Extent : Moderai	e, Area A	Affected : 50%					
	Location	ı : Stage Wo	all							
	_		Extent : Light, Ared		d : 5%					
			Wall At Flat Roof							
		netration, E n : Stage Wo	xtent : Moderate, A all	Area Affe	cted : 5%					
Pre-Cast Concrete	10%		\$24,300	LIFE		* *	5	\$7,800		
	_	_	Extent: Moderate	_	-	, .				
		Location: Wall Located By Exterior Site Stair And Rotunda Cornice								
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Wall Located By Exterior Site Stair And Rotunda Cornice								
			Extent : Severe, Are			Omi	LC			
		ı : Rotunda		1 1990000	. 100,0					
	Explana	tion : Expa	nsion Joint Missing	Betwee	n Cornice And	Brick	k Wall			
Window Wall	5%			2045	k	* *	5	\$4,500		
Windows										
Aluminum	100%		\$1,500	2033		* *	5	\$900		
		ıssıng Elem ı : Lobby.	ents, Extent : Ligh	t, Area A	ffected : 5%					
Parapets	Location	i . Lobby.								
Masonry: Brick	65%	Now	\$28,800	LIFE	*	* *	5	\$4,900	1	
,		l Cracks, E i : Through	xtent : Moderate, A	rea Affe	cted : 25%			, ,,		
		_	d, Extent : Severe, A	Area Affe	ected : 100%					
		ı : Flat Roo		33						
	Spalling, Extent: Light, Area Affected: 10%									
	Location	ı : Flat Roo	f Parapet							
Metal Rail	10%			2038	ķ	* *	5-10	\$13,500		
	Other Observation, Extent : Light, Area Affected : 2%									
	Location : Flat Roof Area.									
			Was Separated At S							
Pre-Cast Concrete	25%		\$3,400	LIFE		* *	5	\$11,800	1	
			ents, Extent : Ligh At Flat Roof	i, Area A	јјестеа : 5%					
			d, Extent : Severe,	Area Afi	Sected · 100%					
	_		oints At Flat Roof	инси Ајј	ceica . 100/0					

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

Asset #: 82

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof								
Single Ply Membrane	94%	Now	\$3,800	2025	\$75,100			
2 ,		esent, Exter : Flat Roo	nt : Light, Area Aff					
		ogged, Exte : Curved I	ent : Light, Area A <u>j</u> Flat Roof.	fected : 2	0%			
Skylight, Metal/Glass		issing Elem	\$10,500 sents, Extent : Ligh Located On Flat Ro		* * fected : 5%			
	Glazing C	louded, Ex	tent : Severe, Area Located On Flat Ro	Affected :	100%			
	Location	: Lantern	, Extent : Severe, A Located On Flat Re	oof				
	Location	: Lantern	Extent : Severe, Are Located On Flat Ro	oof	l : 100%			
	Explana	tion : Glazi	ng Joints Missing/	Cracked				
terior Floors								
Carpet	_	Discoloring, a: At Front	Extent : Light, Ar Of Stage	2024 ea Affecte	\$112,400 d:10%	3	\$17,200	
Cast in Place Concrete		0-2 l Cracks, E ı : Through	\$500 Extent : Moderate, 1 out	LIFE Area Affec	* * cted : 10%	5	\$2,100	
Ceramic Tile	5%			2034	* *	5	\$1,000	
Terrazzo		Now l Cracks, E a : Various	\$2,700 Extent : Moderate, A	LIFE	* * eted : 20%	5	\$2,200	
Minul Tile		. various	Locations.	2020	* *	2	¢1 400	
Vinyl Tile Wood	15% 15%	2-4	\$9,700	2030 2053	* *	3 5	\$1,400 \$2,700	
wood	Water Pen	etration, E	xtent : Light, Area ocated Below Roof	Affected .		3	\$2,700	
Interior Walls		0 /		, , , ,				
Concrete Masonry Unit	15%			LIFE	* *	5	\$600	
Glass: Single Pane	10%			LIFE	* *	5	\$700	
			ents, Extent : Ligh trance Lobby	t, Area A <u>f</u>	fected : 2%			
Masonry: Brick	55%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *			
Plaster	18% Staining/L	_	\$700 Extent : Light, Arressing Room	LIFE ea Affecte	* * d : 5%	5	\$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 #: 82

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior							•		
Ceilings									
Exposed Concrete	20%	Now	\$2,500	LIFE	* *	5	\$600		
-		Paint Peeling, Extent : Moderate, Area Affected : 30% Location : Breezeway/ Entry Overhang							
	Spalling,	Spalling, Extent : Light, Area Affected : 10%							
	Location	Location : Breezeway/Entry Overhang							
Plaster	80%	Now	\$10,300	LIFE	* *	5	\$9,600		
	Loose/De	Loose/Delam Surface, Extent : Light, Area Affected : 5%							
	Location : Back To Middle Ceiling Area								

Electrical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Raceway									
Conduit	100%	2025	\$32,100	1					
Panelboards									
Molded Case Bkrs	100%	2024	\$15,300	5	\$300				
Wiring									
Braided Cloth	40% 2-4 \$1	1,300 2050	* *	1					
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Thermoplastic	60%	2025	\$17,000	1					
Motor Controllers									
Locally Mounted	100%	2023	\$30,900	5	\$100				
Stand-by Power									
Generators									
Diesel	100%	2034	* *	1	\$4,400				
	Other Observation, Extent : Lig. Location : Fenced Outside	ht, Area Affected	: 100%						
	Explanation: One 250 Kva. T	his Equipment Is	Dedicated To Pow	ver The C	Chiller Only.				
Batteries					•				
Lead/Acid	100%	2019	\$1,500	5	\$400				
Fuel Storage									
Day Tank	100%	2041	* *	5	\$2,400				
Ž	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Below Generator								
	Explanation: 200 Gallon								

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 Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	10%		2020	\$13,100	10	\$1,200	
	T-12 Lamps And Fix	tures, Extent : Light	t, Area A	ffected : 100%			
	Location: Through	hout					
Incandescent	10%		2020	\$13,100	2		
Incandescent	80%		2020	\$104,700	2	\$200	
	Other Observation,	Extent : Light, Area	Affected	: 80%			
	Location : Auditor	ium Stage Lighting					
	Explanation: Con	nected With Dimme	r Switch.				
Egress Lighting							
Emergency, Battery	70%		2020	\$12,300	10	\$2,200	
Exit, Service	30%		2020	\$600	1		
Exterior Lighting							
HID	100%		2020	\$44,000	10		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Exterior	r					
	Explanation: Con	trolled Via Photocel	'l				
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2033	* *	1-3	\$1,500	
, 6	Recent Installation, Location : Through	_	Affected	: 100%		. ,	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Campus Steam	100%			2035	* *	1			
Conversion Equipment									
Heat Exchanger	40%			2021	\$1,100	1	\$2,500		
Pres. Reducing Valve/LP	60%			2021	\$4,900	5	\$500		
Steam									
Distribution									
Hot Wtr Piping/Pump	40%	4+	\$5,300	2033	* *	4	\$300		
	Broken, E	xtent : Seve	re, Area Affected :	30%					
	Location: 1 Pump Fails And Needs To Be Replaced								
	Leak Evident, Extent: Light, Area Affected: 10%								
	Location : Expansion Tank Leaking								
Steam Piping/Pump	60%			2035	* *	4	\$600		
1 0 1	Repairs In Progress, Extent: Light, Area Affected: 20%								
	-	_	ate Pump In Mecha						

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Futur	e Replacement		aintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating											
Terminal Devices Air Handler	60%	4+	\$16,900	2025	\$42,300	1	\$4,300				
Air Haildler			\$10,900 tent : Moderate, A			1	\$4,300				
		: 1st Floo		rearyjec	ieu . 10070						
Convector/Radiator	40%			2023	\$49,400	1	\$1,700				
Air Conditioning					•		•				
Energy Source											
Electricity	100%			2033	* *	1					
			Extent : Light, Area	Affected	: 100%						
	Location : Outside Of The Building										
	Explanat Building	ion : Elect	ricity For Chiller S	Supplied	By A Generator Pla	aced Out	side Of The				
Conversion Equipment											
Reciprocating	100%			2020	\$44,400	1	\$5,900				
Compr/Chiller											
Distribution Cliff A. N. P. C.	1.000/			2025	Φ.62.000		Φ.c.0.0				
Chilled Wtr Pipe/Pump	100%			2025	\$63,900	4	\$600				
Terminal Devices Air Handler/Cool/Ht	100%			2020	\$55,500	1	\$7,000				
Heat Rejection	100%			2020	\$55,500	1	\$7,900				
Air Condenser Unit	100%			2030	* *	2	\$8,900				
Ventilation Ventilation	10070			2030			\$6,500				
Distribution											
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,100				
Exhaust Fans							1.7				
Interior	20%	4+	\$10,300	2035	* *	2	\$100				
	On Extend	ed Life, Ex	tent : Moderate, A	rea Affec	ted : 20%						
	Location	: Mechan	ical Room								
Roof	80%	Now	\$8,300	2035	* *	2	\$300				
	Unit Inope	rable, Ext	ent : Severe, Area A		100%						
	Location	: Roof									
Plumbing											
H/C Water Piping											
Brass/Copper	100%			2025	\$39,000	1					
HW Heat Exchanger											
Low Temp	100%			2025	\$4,100	4	\$1,300				
Sanitary Piping	400					_					
Cast Iron	100%			LIFE	* *	1					
Storm Drain Piping	1000/			LIDE	* *	1					
Cast Iron	100%			LIFE	* *	1					
Backflow Preventer	1000/										
Not Accessible	100%	orvation 1	Extent · Light Area	Affected	. 0%						
	Other Observation, Extent : Light, Area Affected : 0% Location : Throughout Site										
		_	oui Sue flow Preventers Ar	e Part O	f The Water Camp	is Water	Supply System				
			Locations	e i uri Oj	The water Campi	is rruier	эпрріу зумет				

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

^{**} 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	Curren	Current Repair		re Replacement	M		
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Fixtures							
Generic	100%						

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,158,700	\$764,100
Interior Architecture	\$652,200	\$7,283,200
Electrical	\$2,918,700	\$903,500
Mechanical	\$7,155,100	\$2,283,800
Total	\$11,884,700	\$11,234,600
Importance Code A	\$1,227,900	\$764,100
Importance Code B	\$10,656,900	\$10,239,200
Importance Code C		\$231,300
Total	\$11,884,700	\$11,234,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$35,600		\$20,000	·
Interior Architecture	\$32,200	\$145,200		\$13,600
Electrical	\$76,600	\$81,500	\$72,900	\$71,500
Mechanical	\$139,200	\$176,700	\$379,900	\$237,800
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$421,800	\$541,600	\$611,000	\$461,000
Importance Code A	\$44,600	\$9,000	\$30,600	\$9,000
Importance Code B	\$377,200	\$503,000	\$580,400	\$452,000
Importance Code C		\$29,600		
Total	\$421,800	\$541,600	\$611,000	\$461,000



 $[\]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.

Asset #: 55

rchitecture	Current Re	pair	Futur	e Replacement	М	aintenance					
stem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
terior	•		•				•				
Exterior Walls											
Masonry: Brick	10%		LIFE	* *	5	\$53,400					
Masonry: Brick	88% 0-2	\$724,800	LIFE	* *	5	\$469,800					
	_	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout.									
	Diagonal Cracks, Extent : Light, Area Affected : 5% Location : Throughout.										
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Throughout										
	Patching Evident, Extent: Moderate, Area Affected: 30% Location: Throughout.										
	Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Throughout										
	Other Observation, Extent: Severe, Area Affected: 70% Location: Throughout.										
	Explanation: Much C Condensation.		and Linte	l Erosion Is From	Window .	A/ C Unit					
Metal Panel	2%		2055	* *	5-10	\$73,400					
	Recent Construction, E. Location: New Stair		ea Affecte			Ψ.Ε,					
Windows											
Aluminum	100%		2033	* *	5	\$281,300					
Parapets											
Masonry: Brick	85%		LIFE	* *	5	\$44,300					
Masonry: Brick	5% Now	\$7,700	LIFE	* *	5	\$2,600					
	Other Observation, Extent : Severe, Area Affected : 5%										
	Location: 12th Floor Roof Parapet.										
	Explanation: Roof Mo Flashing Missing.	embrane Separa	ted Verti	cally From The Pa	rapet Wa	ıll; Counter					
Masonry: Limestone	10% 2-4	\$27,900	LIFE	* *	5	\$6,600					
	Broken/Missing Elemen	ts, Extent : Ligh	t, Area A	ffected : 10%							
	Location: Throughou	t.									
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% Location : 12th Floor Roof Parapet										
	Staining/Discoloring, Extent: Severe, Area Affected: 30% Location: Throughout.										
Roof											
IRMA/Protected Membrane	15%		2030	* *	10	\$44,000					
	Recent Construction, E. Location: Various Lo										
Modified Bitumen	85%	J	2030	* *	10	\$249,300					
erior	3270		2000		10	Ψ217,500					

Interior

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

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

Asset #: 55

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors	40				_		
Cast in Place Concrete	10% Now Broken/Missing Elen Location: Sub-bass Paint Peeling, Exten Location: Sub-bass	ement t : Severe, Area Affa			5	\$237,900	
Ceramic Tile	5%		2034	* *	5	\$54,400	
				* *			
Quarry Tile	5%		2038	* *	5	\$81,600	
Terrazzo	5%		LIFE		5	\$42,500	
Vinyl Tile	65%		2025	\$6,146,300	3	\$265,100	
Vinyl Tile 9" X 9"	10%	5	2030		3	\$54,400	
	Other Observation, I Location: Interwork Explanation: Viny.	ven With Vinyl Con			ations.		
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
	Recent Repair Evide Location : Emerger	_					
Ceramic Tile	5%		2034	* *	5	\$59,300	
Concrete Masonry Unit	5%		LIFE	* *	5	\$23,700	
	Patching Evident, Ex Location: Various						
	Other Observation, I	Extent : Light, Area	Affected	: 20%			
	Location : Various Explanation : Peels		anical Re	ooms			
Gypsum Board	10%	0	LIFE	* *	5	\$71,200	
Marble Panels	5%		LIFE	* *	3	Ψ71,200	
Plaster	45%		LIFE	* *	5	\$160,100	
SGFT/Glazed Masonry	25%		LIFE	* *	3	ψ100,100	
Ceilings	2370		LII L				
AcousTileSusp.Lay-In	25%		2038	* *	5	\$271,900	
Acous TileSusp.Lay In	20% Now	\$359,800	2030	* *	5	\$108,800	
Acous The Susp. Lay-III	Broken/Missing Elem Location : Through	3	\$108,800				
	Staining/Discoloring Location : Through		rea Affec	eted : 75%			
Exposed Concrete	10%		LIFE	* *	5	\$17,000	
	Diagonal Cracks, Ex Location : Basemen						
	Patching Evident, Ex Location: Through						
Metal Panel	5% Now Broken/Missing Elen Location: Emerger			* * Affected : 75%	5	\$68,000	
	40%		LIFE	* *	5	\$271,900	

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 #: 55

ectrical		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			
der 600 Volts											
Service Equipment											
Fused Disc Sw	100%			2035	* *	5	\$3,200				
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%						
	Location	ı : Electrica	al Room								
	Explana	tion : Two .	3000 Amp Main Di	isconnect	Switch						
Transformers											
Dry Type	40%			2030	* *	5	\$1,100				
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%						
	Location	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room									
	Explana	tion: Two.	300 Kva								
Dry Type	40%			2023	\$6,500	5	\$1,100				
J J1	Other Ob:	servation, E	Extent : Light, Area				. ,				
	Location	ı : Basemen	nt								
	Explana	tion : One 2	225 Kva And One	112.5 Kva	ı						
Dry Type	20%			2038	* *	5	\$500				
Dry Type			Extent : Light, Area		· 100%	3	Ψ500				
			ear Room 2 And Ba		. 100/0						
			112.5, 150 And (2)								
Switchgear / Switchboard	Елрини	non . One .	112.5, 150 Ana (2)	300 Kva							
Air Circuit Breaker	70%			2035	* *	5	\$2,700				
Fused Disc Sw	30%			2035	* *	5	\$900				
	3070			2033			\$700				
Raceway Conduit	70%			2025	\$558,600	1					
Conduit	25%			2025	**	1 1					
	25% 5%			2033	\$39,900	1					
Tray Panelboards	3%			2023	\$39,900	1					
Molded Case Bkrs	5%			2033	* *	5	\$1,000				
	3% 85%	0-2	\$623,600	2050	* *	5 5					
Molded Case Bkrs			\$025,000 tent : Moderate, A			3	\$8,200				
		ieu Lije, Ex 1 : Through		геи Ајјес	iea . 100%						
			<i>Oui</i>	•			***				
Molded Case Bkrs	10%			2041	* *	5	\$1,900				
Wiring											
Braided Cloth	60%		\$737,600	2050	* *	1					
		-	ent : Moderate, Are	ea Affecte	d: 100%						
	Location	ı : Through	out								
Thermoplastic	40%			2035	* *	1					
Motor Controllers											
Locally Mounted	5%			2030	* *	5	\$200				
Motor Control Center	90%		\$260,800	2038	* *	5	\$9,000				
			tent : Moderate, A		ted : 100%		. , .				
		-	ical Spaces (Basem								
Motor Control Center	5%		- `	2038	* *	5	\$1,000				
. Wiotor Control Center	370			2030		J	φ1,000				

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			aintenance	
System Component Type	% of Fail Date 1 Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices	400						
Not Accessible	100%			00.4			
	Other Observation, Ex	tent : Light, Area Affe	ected :	0%			
	Location : Basement	1D 1: 1H .W . I	, , , , , , , , , , , , , , , , , , ,				
7. 11 D	Explanation : Locate	d Behind Hot Water F	Heater	rs			
Stand-by Power Transfer Switches							
Automatic	50%	20	030	* *	1	\$113,400	
Automatic	50%		023		1	\$113,400	
	30%	20	323		1	\$113,400	
Generators Diesel	100%	20	028	* *	1	\$285,400	
Diesei	Other Observation, Ex				1	\$205,400	
	Location : Basement	ieni . Ligni, med njje	cieu.	100/0			
	Explanation: Two 12	250 Kva					
Batteries	Explanation . Two 12	.50 Kvu					
Lead/Acid	100%	20	019	\$1,500	5	\$27,300	
Fuel Storage	10070	20	317	Ψ1,500		Ψ21,300	
Day Tank	60%	20	024	\$32,400	5	\$80,900	
Day Tulik	Other Observation, Ex				5	Ψου,>ου	
	Location : Basement	= -6,					
	Explanation: Two 27	75 Gallons					
Main Tank	40%		028	* *	5	\$8,500	
Walli Talik	Other Observation, Ex			100%	3	Ψ0,500	
	Location : Undergro			100,0			
	Explanation : Two 10						
Lighting		,,					
Interior Lighting							
Fluorescent	76%	20	030	* *	10	\$506,500	
	T-12 Lamps And Fixtu	res, Extent : Light, Ar	·ea Afj	fected : 100%			
	Location : Throughou						
Fluorescent	20%	2.0	030	* *	10	\$133,300	
1 Idolescone	T-8 Lamps And Fixture			cted : 100%	10	Ψ133,300	
	Location : Throughou		33				
HID	2%		020	\$36,400	10	\$500	
Incandescent	2%		020	\$244,300	2	\$300	
Egress Lighting	270	20	320	Ψ277,300		Ψ300	
Emergency, Service	50%	20	020	\$182,700	1		
Emergency, Service	10%		025	\$36,600	1		
Exit, Service	40%		020	\$99,000	1		
Exterior Lighting	TU/U	20	520	Ψ22,000	1		
Fluorescent	80%	20	030	* *	10	\$54,000	
HID	20%		030	* *	10	\$500	
Lightning Protection	2070	20	550		10	Ψ300	
Arresters/Cabling							
Generic	100%	20	040	* *	5	\$3,100	
Alarm	20070	20				ψ2,100	

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

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

Asset #: 55

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	90%					
Generic	10%	2025	\$228,000	1	\$27,500	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2033	* *	1-3	\$140,400	
_	Recent Installation, Extent : Light,	Area Affected : 1	00%			
	Location: Throughout					

Current Repair			Futur	e Replacement		Maintenance					
		timated Cost	Year FY	Estimated Co			Priority				
100%			2035	*	* 1						
Other Observ	vation, Exter	it : Light, Area	Affected	: 100%							
Location: Sub-basement											
Explanation	n : Provided	By Adjacent E	uilding 6								
25%			2034	*	* 1	\$89,800					
Recent Replace Evident, Extent: Light, Area Affected: 100%											
Location: Sub-basement											
			Affected	: 100%							
			4 114	_							
					.t. ==	φ1 c 200					
75%	4+	\$69,100	2028	*	* 5	\$16,200					
Leak Evident, Extent : Moderate, Area Affected : 50%											
Location : S	Sub-basemer	ıt									
40%	4+	\$447,900	2033	*	* 4	\$14,300					
Broken, Exter	nt : Modera	te, Area Affect	ed: 50%								
Location : One Pump Broken In Mechanical Room											
Recent Repla	ice Evident,	Extent : Light,	Area Affe	ected : 50%							
Location: 0	One Motor F	Recently Replac	red								
60%	Now	\$311,300	2035	*	* 4	\$21,500					
					-	Ψ=1,000					
			Affected ·	10%							
					asement S	team Room					
	100% Other Obsert Location: Explanation 25% Recent Replation Location: Explanation 75% Leak Evident Location: Recent Replation: Controled Explanation: Location: Lo	% of Fail Date Est Total (Years) 100% Other Observation, Exter Location: Sub-basement Explanation: Provided 25% Recent Replace Evident, Location: Sub-basement Explanation: Serves Reservation, Externation: Serves Reservation: Serves Reservation: Sub-basement Explanation: Serves Reservation: Sub-basement Location: One Pump Best Recent Replace Evident, Location: One Motor Reservation: One Motor Reservation: Sub-basement Location: Sub-basement Location: Sub-basement Location: Sub-basement Leak Evident, Extent: Moderation: Sub-basement Leak Evident Leak Evide	100% Other Observation, Extent: Light, Area Location: Sub-basement Explanation: Provided By Adjacent B 25% Recent Replace Evident, Extent: Light, Area Location: Sub-basement Other Observation, Extent: Light, Area Location: Sub-basement Explanation: Serves Reheats And Unit P 75% 4+ \$69,100 Leak Evident, Extent: Moderate, Area A Location: Sub-basement 40% 4+ \$447,900 Broken, Extent: Moderate, Area Affecte Location: One Pump Broken In Mech Recent Replace Evident, Extent: Light, Location: One Motor Recently Replace 60% Now \$311,300 Corroded, Extent: Severe, Area Affecte Location: Sub-basement Leak Evident, Extent: Moderate, Area Affecte Location: Sub-basement Leak Evident, Extent: Moderate, Area Affected Location: Sub-basement Leak Evident, Extent: Moderate, Area Affected Location: Sub-basement	% of Fail Date Estimated Cost Total (Years) 100% 2035 Other Observation, Extent: Light, Area Affected Location: Sub-basement Explanation: Provided By Adjacent Building 6 25% 2034 Recent Replace Evident, Extent: Light, Area Affected Location: Sub-basement Other Observation, Extent: Light, Area Affected Location: Sub-basement Explanation: Serves Reheats And Unit Heaters P 75% 4+ \$69,100 2028 Leak Evident, Extent: Moderate, Area Affected: Location: Sub-basement 40% 4+ \$447,900 2033 Broken, Extent: Moderate, Area Affected: 50% Location: One Pump Broken In Mechanical Referent Replace Evident, Extent: Light, Area Affected: 60% Now \$311,300 2035 Corroded, Extent: Severe, Area Affected: 10% Location: Sub-basement Leak Evident, Extent: Moderate, Area Affected: 10% Location: Sub-basement Leak Evident, Extent: Moderate, Area Affected: 10% Location: Sub-basement	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost Total (Years) Year Estimated Cost Total (Years) Year Estimated Cost FY	% of Total (Years) Year Estimated Cost (Yrs)	% of Fail Date Estimated Cost Year Estimated Cost (Years) Estimated Cost FY Estimated Cost (Years) Estimated Cost FY Estimated Cost (Years) Estimated Cost FY Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost (Years) Estimated Cost Estimated Cost (Years) (Years)				

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

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

Asset #: 55

Mechanical	Current Repair		Futur	e Replacement	Maintenance				
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating				•					
Terminal Devices									
Air Handler	25%			2020	\$1,001,600	1	\$112,300		
	On Extended . Location : F	-	ent : Moderate, Ai n	rea Affec	ted : 100%				
Air Handler	25%			2030	* *	1	\$112,300		
		cent Installation, Extent : Light, Area Affected : 100% ocation : Various Mechanical Equipment Rooms							
Convector/Radiator	30%			2030	* *	1	\$70,400		
Fan Coil Unit/Heat	20%			2020	\$2,225,100	1	\$46,900		
	Other Observa Location : T		tent : Light, Area ut	Affected	: 100%				
	Explanation	: Rehea	t Coils With A Sm	all Numb	er Of Unit Heaters	s In Mecl	hanical Spaces		
Air Conditioning									
Energy Source	0.0			•0.44					
Electricity	80%			2041	* *	1			
Steam/HW System	20%			2035	* *	1			
Conversion Equipment									
Absorption	25%			2021	\$612,400	1	\$196,600		
Chiller/Steam/HW	P 13/a Pofrio	arant F	xtent : Light, Area	Affactac	1 • 100%				
	Location : F			і Аујестец	. 100/0				
			tent : Light, Area	Affactad	. 100%				
	Location : F			Ајјестеи	. 100/0				
			orption Chillers						
Contributed Florida				2020	* *	1	¢424.600		
Centrifugal, Elec Chille		4+	\$240,400	2028		1	\$424,600		
	k-154a kejrig Location : F		xtent : Light, Area	і Ајјестеа	1:100%				
				1 a 1	otod . 1000/				
	Location : F		tent : Moderate, A	Area Ajje	ciea : 100%				
			e s Working At Redi	ucad Car	acity				
W: 4 /W-11 I I:4		. 5 Onn	s working At Real			1			
Window/Wall Unit	15%			2020	\$229,100	1			
Distribution Chilled Wtr Pine/Pump	60%			2045	* *	4	\$21,500		
Chilled Wtr Pipe/Pump	40%			2043		4	\$21,300		
No Component Terminal Devices	40%								
Air Handler/Cool/Ht	30%			2033	* *	1	\$134,800		
Air Haildlei/Cool/Ht		eo Evidos	nt, Extent : Light, .			1	\$134,800		
	Location : F		_	лгеи лује	cteu . 10070				
A: II II /G 1/3		an Roon		2020	Φ0.4.5.000	- 1	Φ124 000		
Air Handler/Cool/Ht	30%	1:C. E :		2020	\$946,800	1	\$134,800		
		-	ent : Moderate, Ai	rea Affec	tea : 100%				
	Location : F	an Koon	n						
No Component	40%								

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

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

Asset #: 55

Mechanical	Currer	nt Repair	Future Replacement		M	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Heat Rejection Water Cooling Tower	80% 4+ Leak Evident, Exte Location : Roof	\$85,300 nt : Light, Area Affec	2023 ted : 20%	\$1,706,200	2	\$468,000		
No Component	20%							
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$405,200		
Exhaust Fans Interior	95% 4+ On Extended Life, Location : Varion	\$780,200 Extent : Moderate, Ai us Locations	2035 rea Affect	* * ed : 60%	2	\$16,900		
Roof	5%		2020	\$29,500	2	\$1,100		
Plumbing H/C Water Piping Brass/Copper	100% 4+ Leak Evident, Exte Location : Sub-ba	\$111,000 nt : Moderate, Area A asement	2035 Affected :	**	1			
HW Heat Exchanger Low Temp	Location: Sub-be	, Extent : Light, Area asement Inits With 1000 Gallo			4 Gallon S	\$71,800 Storage Serves		
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
Sump Pump(s) Rigid Piping	100%		2025	\$11,300	4	\$1,600		
Sewage Ejector(s) Not Accessible	100%							
Backflow Preventer Generic	100%		2025	\$72,000	1	\$44,500		
Fixtures Generic	100%							
Vertical Transport Elevators Geared Traction		, Extent : Light, Area 11, (5) B-12, (2) B-6 Units	LIFE Affected	* * : 100%				
Fire Suppression Standpipe	1005		2017			4.7 2.25		
Generic	100%		2045	* *	1-5	\$379,900		

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

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

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

Asset #: 55

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	70%						
Generic	30%		2045	* *	1-2	\$61,100	
Fire Pump							
Generic	100%		2034	* *	1	\$135,700	

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,617,500	\$418,600
Interior Architecture	\$140,900	\$1,945,800
Electrical	\$508,300	\$2,477,300
Mechanical	\$822,700	\$388,500
Total	\$4,089,400	\$5,230,200
Importance Code A	\$2,617,500	\$418,600
Importance Code B	\$1,471,900	\$4,642,600
Importance Code C		\$169,000
Total	\$4,089,400	\$5,230,200

Total	\$371,300	\$160,700	\$256,400	\$134,100
Importance Code C	\$53,700			
Importance Code B	\$159,300	\$155,200	\$236,700	\$128,600
Importance Code A	\$158,300	\$5,500	\$19,800	\$5,500
Total	\$371,300	\$160,700	\$256,400	\$134,100
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Mechanical	\$35,400	\$29,700	\$73,900	\$49,300
Electrical	\$21,000	\$17,200	\$73,700	\$16,800
Interior Architecture	\$114,200	\$62,500	\$43,700	\$16,700
Exterior Architecture	\$149,500		\$13,800	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



 $[\]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 #: 56

chitecture	Current	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Cast in Place Concrete	5% Now	\$23,300	LIFE	* *	5	\$40,400	
	Cracking/Crumbling	_		d : 10%			
	Location : Overhar						
	Exposed Reinforcem	=		cted : 10%			
	Location: Roof Ov	_					
	Spalling, Extent : Lig			_			
	Location : Roof Ov	erhang, 13th Floor	· And Mai	n Entrance Canop	У		
Masonry: Brick	86%		LIFE	* *	5	\$138,900	
	Staining/Discoloring	, Extent : Moderate	e, Area Af	fected : 20%			
	Location : From W	indow AC Units, Th	hroughoui	!			
Metal Panel	2% Now	\$7,100	2045	* *	5	\$6,100	
	Broken/Missing Elen	nents, Extent : Seve	re, Area A	Affected : 35%			
	Location: Penthou	se					
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 20%			
	Location: Penthou	se Walls And 3rd F	loor Roof				
	Explanation: Rust	ed Louver Panels.					
Granite Panels	3% 0-2	\$26,300	LIFE	* *	5	\$3,600	
	Jnt Mortar Miss/Ero	d, Extent : Modera	te, Area A	ffected : 25%		. ,	
	Location : Main Er	itrance		-			
	Other Observation, I	Extent : Severe, Are	a Affected	d : 5%			
	Location : Concret				ntrance		
	Explanation : Spall	ling Concrete					
Window Wall	40/						
willidow wall	4%		2045	* *	5	\$24,200	
	4%		2045	* *	5	\$24,200	
Windows Aluminum	25%		2045	* *	5	\$24,200 \$21,400	
Windows		ent, Extent : Light,	2047	* *			
Windows	25%		2047	* *			
Windows	25% Recent Replace Evid		2047	* *			
Windows Aluminum	25% Recent Replace Evid Location : Various	<i>Floors</i> \$2,571,700	2047 Area Affe 2050	** cted: 100%	5	\$21,400	
Windows Aluminum	25% Recent Replace Evid Location: Various 70% Now	Floors \$2,571,700 ag, Extent : Modera	2047 Area Affe 2050	** cted: 100%	5	\$21,400	
Windows Aluminum	25% Recent Replace Evid Location : Various 70% Now Weather Strip Missin	Floors \$2,571,700 ag, Extent : Modera nout.	2047 Area Affe 2050 ate, Area A	* * cted : 100% * * Affected : 70%	5	\$21,400	
Windows Aluminum	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Through	Floors \$2,571,700 ag, Extent : Modera nout. Extent : Moderate, A	2047 Area Affe 2050 ate, Area A	* * cted : 100% * * Affected : 70%	5	\$21,400	
Windows Aluminum	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Through Other Observation, 1	\$2,571,700 \$2,571,700 \$1,9, Extent : Modera Bout. Extent : Moderate, A Bout.	2047 Area Affe 2050 ate, Area A	* * cted : 100% * * Affected : 70% cted : 90%	5	\$21,400 \$30,000	
Windows Aluminum	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Through Other Observation, 1 Location: Through	\$2,571,700 \$2,571,700 \$1,9, Extent : Modera Bout. Extent : Moderate, A Bout.	2047 Area Affe 2050 ate, Area A	* * cted : 100% * * Affected : 70% cted : 90%	5	\$21,400 \$30,000	
Windows Aluminum Aluminum	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Througl Other Observation, I Location: Througl Explanation: Moss	\$2,571,700 g, Extent: Moderate, acout. Extent: Moderate, acout. Lintels Were Ruste \$15,700	2047 Area Affe 2050 ate, Area Affect Area Affect ed From V 2028	* * cted : 100% ** Affected : 70% cted : 90% Vindow A/C Unit **	5	\$21,400 \$30,000	
Windows Aluminum Aluminum	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Through Other Observation, I Location: Through Explanation: Most 3% 2-4	\$2,571,700 ag, Extent: Moderate, Acout. Extent: Moderate, Acout. Lintels Were Ruste \$15,700 Extent: Moderate, Acout.	2047 Area Affe 2050 ate, Area Affect Area Affect ed From V 2028	* * cted : 100% ** Affected : 70% cted : 90% Vindow A/C Unit **	5	\$21,400 \$30,000	
Windows Aluminum Aluminum Metal Louvers	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Through Other Observation, I Location: Through Explanation: Most 3% 2-4 Corrosion/Rusting, E Location: 3rd Floor	\$2,571,700 ag, Extent: Moderate, Acout. Extent: Moderate, Acout. Lintels Were Ruste \$15,700 Extent: Moderate, Acout.	2047 Area Affe 2050 Area Affeo Area Affeo ed From V 2028 Area Affeo	* * cted : 100% ** Affected : 70% cted : 90% Vindow A/C Unit **	5 5 Condense	\$21,400 \$30,000 ation From Above.	1
Windows Aluminum Aluminum	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Through Other Observation, I Location: Through Explanation: Most 3% 2-4 Corrosion/Rusting, I Location: 3rd Floo	\$2,571,700 18, Extent: Moderate, and the second second. Extent: Moderate, and the second second. \$15,700 Extent: Moderate, and the second	2047 Area Affe 2050 Area Affeo Area Affeo 2028 Area Affeo 2041	** Affected: 100% ** Affected: 70% Cted: 90% Window A/C Unit ** Cted: 25%	5	\$21,400 \$30,000	1
Windows Aluminum Aluminum Metal Louvers	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Through Other Observation, I Location: Through Explanation: Most 3% 2-4 Corrosion/Rusting, E Location: 3rd Floor	\$2,571,700 18, Extent: Moderate, Anout. Extent: Moderate, Anout. \$15,700 Extent: Moderate, Anout. \$15,700 Extent: Moderate, Anout. Or Machine Room \$45,800 Extent: Severe, Are	2047 Area Affe 2050 Area Affeo Area Affeo 2028 Area Affeo 2041	** Affected: 100% ** Affected: 70% Cted: 90% Window A/C Unit ** Cted: 25%	5 5 Condense	\$21,400 \$30,000 ation From Above.	1
Windows Aluminum Aluminum Metal Louvers	25% Recent Replace Evid Location: Various 70% Now Weather Strip Missin Location: Through Other Observation, I Location: Through Explanation: Most 3% 2-4 Corrosion/Rusting, E Location: 3rd Floo 2% Now Corrosion/Rusting, E	\$2,571,700 ag, Extent: Moderate, Agout. Extent: Moderate, Agout. Extent: Moderate, Agout. \$15,700 Extent: Moderate, Agor Machine Room \$45,800 Extent: Severe, Are Elevator Lobbies	2047 Area Affe 2050 Area Affect Area Affect 2028 Area Affect 2041 a Affected	** Affected: 100% ** Affected: 70% Cted: 90% Window A/C Unit ** Afted: 25% **	5 5 Condense	\$21,400 \$30,000 ation From Above.	1

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

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

Asset #: 56

Architecture	Cur	rent Repair	Future	Future Replacement		aintenance		
System Component Type	% of Fail l Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Parapets	950/		LIDE	* *	_	¢14.500		
Masonry: Brick	85% Recent Repair E Location : Mai	vident, Extent : Light, A In Roof	LIFE Area Affec		5	\$14,500		
Metal Panel	Location: 13t	on, Extent : Light, Area h Floor Roof. Metal Panel Refers To		**: 100%	5	\$3,300		
Metal Rail	10%	-	2038	* *	5-10	\$30,900		
Roof						. ,		
Modified Bitumen	Location : Star Ponding, Extent	w \$34,400 Flashings, Extent : Ligi ir Bulkhead, 13th Floor : Light, Area Affected Floor Roof Just Outsia	r : 2%		Roof			
Traffic Topping	Location : 1st Worn/Eroded, E	2 \$23,900 : Light, Area Affected : Floor And 13th Floor M Extent : Moderate, Area Floor And 13th Floor M	Main Roof Affected :	\$239,400 30%				
nterior								
Floors	10%		2024	\$434,900	2	\$66,600		
Carpet Cast in Place Concrete	10% 5%		LIFE	\$454,900 * *	3 5	\$36,400		
Cast III Frace Concrete		ks, Extent : Moderate, oughout			3	φ30,400		
Ceramic Tile	5%		2034	* *	5	\$16,700		
Granite Panels	5%		LIFE	* *	5	\$12,500		
		ion, Extent : Light, Ared Floor Training Facilit		: 100%				
Quarry Tile	5%		2038	* *	5	\$25,000		
Raised Access Floor	5%		2034	* *	5	\$62,500		
Terrazzo	5%		LIFE	* *	5	\$13,000		
Traffic Topping	5%		2030	* *	5	\$20,800		
	Location : In T	on, Extent : Severe, Ar The Gymnasium Refers To Plastic Inter						
Vinyl Tile		on, Extent : Light, Area ious Locations 9 X 9 Tiles	2025 a Affected	\$1,593,400 : 7%	3	\$68,700		

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

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

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
nterior								
Interior Walls								
Ceramic Tile	9%			2028	* *	5	\$32,700	
Concrete Masonry Unit	10%	0-2	\$16,500	LIFE	* *	5	\$14,500	
	_		tent : Moderate, Ai	ea Affect	ted : 5%			
	Location	ı : North St	air Tower					
Marble Panels	9%			LIFE	* *			
Plaster	35%	2-4	\$20,900	LIFE	* *	5	\$38,200	
	_	_	Extent: Light, Are	ea Affecto	ed : 5%			
		ı : Library						
	_	_	Extent : Moderate	e, Area A	ffected : 5%			
	Location	ı : Basemer	nt Storage Room,					
SGFT/Glazed Masonry	28%			LIFE	* *			
Wood	9%			LIFE	* *	5	\$130,800	
			Extent : Light, Area	Affected	: 100%			
			or Training Area					
	Explana	tion : Wood	d Panels					
Ceilings				• • • •		_	402.200	
AcousTile, Adhered	25%			2030	* *	5	\$83,300	
AcousTileSusp.Lay-In	14%		\$77,200	2038	**	5	\$23,300	
		issing Elen 1 : Through	nents, Extent : Mod out	erate, Ar	ea Affected : 30%			
AcousTileSusp.Lay-In	8%	Now	\$22,000	2045	* *	5	\$13,300	
1 3	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 25%		,	
	Location	ı : 13th Flo	or Corridor					
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	ı : 13th Flo	or Corridor					
AcousTileSusp.Lay-In	20%			2030	* *	5	\$66,600	
Plaster	7%	Now	\$31,300	LIFE	* *	5	\$14,600	
	Broken/M	issing Elen	nents, Extent : Seve		Affected : 20%		. ,	
		ı : Gymnas						
			xtent : Moderate, A	Area Affe	cted : 15%			
Dlaston		i . Gymnasi	ium, Library	I III	* *		¢54.100	
Plaster	26%			LIFE	* *	5	\$54,100	

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

Under 600 Volts

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

Asset #: 56

Electrical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment Fused Disc Sw	50% Other Observation, Extent : Moderate	2035	**	5	\$500	
	Location: Electrical Room Explanation: One 5000 Amp Main					
Fused Disc Sw	50%	2035	* *	5	\$500	
	Other Observation, Extent : Moderate Location : Electrical Room		: 100%			
TD 6	Explanation: One 1200 A And (1) 2	2000 Amp				
Transformers	100%	2030	* *	5	\$800	
Dry Type	Other Observation, Extent : Light, Ar			5	\$800	
	Location: In Generator Room And			c		
	Explanation: One 500 Kva 480v-20 Rooms				unical/ Electrical	
Switchgear / Switchboard						
Molded Case Bkrs	80%	2025	\$279,900	5	\$4,800	
Molded Case Bkrs	20%	2045	* *	5	\$1,200	
Raceway						
Conduit	80%	2025	\$319,200	1		
Conduit	20%	2045	* *	1		
Panelboards	0.70		***	_	* * * * * * * * * * * * * * * * * * *	
Molded Case Bkrs	85%	2024	\$311,800	5	\$5,100	
Molded Case Bkrs	15%	2041	* *	5	\$900	
Wiring Braided Cloth	20% 2-4 \$122,900		**	1		
	Insulation Aged, Extent : Moderate, A Location : Throughout	Area Affected : 10	00%			
Thermoplastic	40%	2045	* *	1		
Thermoplastic	40%	2035	* *	1		
Motor Controllers						
Locally Mounted	15%	2023	\$114,800	5	\$200	
Locally Mounted	5%	2030	**	5	\$100	
	Other Observation, Extent: Light, Ar Location: Located On 3rd Floor) %			
M + C + 1C +	Explanation: Located On Roof Seth		Φ.7.0.7.0.0	~	#4.000	
Motor Control Center	80%	2023	\$579,700	5	\$4,900	
Fround						
Grounding Devices Generic	100%	LIFE	* *	5	\$3,300	
tand by Dower	100/0	LITE		J	\$5,500	

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

lectrical	Current Repair	Future I	Replacement	M	aintenance						
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority					
and-by Power											
Transfer Switches											
Automatic	80%	2038	* *	1	\$55,600						
	Other Observation, Extent: Light, Area Affected: 100%										
	Location: Emergency Generator Room Explanation: 3 Automatic Transfer Switches - 1600 Amps, 3p, 480v										
Manual	20%	2045	* *	5	\$200						
	Other Observation, Extent: Light, Area Affected: 100%										
	Location: Emergency Generator Room										
	Explanation: One Manual Transfer S	witch									
Generators	2504	2020	* *		Ф21 000						
Diesel	25%	2028		1	\$21,900						
	Other Observation, Extent: Light, Area		100%								
	Location: Located On Basement Leve	Explanation: (2) 1250 Kva And (1) 375 Kva Generators That Serve 2nd Floor Data Center,									
	Maintained Bydata Center Personnel	/3 Kva Gene	erators Inat Ser	ve 2na F	ioor Data Center,						
No Component	75%										
	Other Observation, Extent: Light, Area Affected: 0%										
	Location: Throughout										
	Explanation: Building Is Fed From C	Other Buildi	ng Emergency S	ystem.							
Batteries	40	•040		_	***						
Lead/Acid	10%	2019	\$200	5	\$800						
	Other Observation, Extent : Light, Area	Affected: 1	100%								
	Location : Basement										
	Explanation : For Data Center Gener	rators									
No Component	90%										
Fuel Storage	- 0.4	2011		_	** * * * -						
Day Tank	5%	2041	* *	5	\$2,100						
	_	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Emergency Generator Room										
	Explanation : One 250 Gallon Tank										
Main Tank	95%	2053	* *	5	\$6,200						
	Other Observation, Extent : Light, Area Affected : 100%										
	Location: Outside Parking										
	Explanation: (2) 4000 Gallon Main T	Tanks									

Lighting

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

Asset #: 56

Electrical	Current Repair	Current Repair Future Replacemen		nt Maintenance						
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting										
Interior Lighting										
Fluorescent	5%	2030	* *	10	\$10,200					
	Compact Fluorescent Light, Extent : Location : Lobby	Light, Area	Affected : 100%							
Fluorescent	90%	2030	* *	10	\$183,800					
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 35% Location : Throughout									
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 35% Location : Throughout									
	T-12 Lamps And Fixtures, Extent : L Location : Throughout	ight, Area A	ffected : 30%							
	Other Observation, Extent : Light, A.	rea Affected	: 5%							
	Location: Located On 2nd Floor									
	Explanation : Halogen Lamps Obse	erved								
HID	5%	2020	\$27,900	10	\$400					
	Other Observation, Extent : Light, A.	rea Affected	: 100%							
	Location: Mechanical Room									
	Explanation : H I D Lamps									
Egress Lighting										
Emergency, Battery	50%	2020	\$153,500	10	\$26,900					
Exit, Service	50%	2020	\$37,900	1						
Exterior Lighting	1000/	2025	фо ло 000	4.0	Φ					
HID	100%	2025	\$872,000	10	\$700					
	Other Observation, Extent : Light, Area Affected : 100% Location : Located On Exterior - Under The Breeway									
	Explanation: Controlled Via Times		reeway							
Lightning Protection	Explanation . Controlled via 1 lines	<u>'</u>								
Arresters/Cabling										
Generic	100%	2040	* *	5	\$1,000					
Alarm	100/0	2010			Ψ1,000					
Security System										
No Component	70%									
Generic	30%	2030	* *	1	\$25,300					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Exit And Corridors									
	Explanation: Fixed Cameras									
Fire/Smoke Detection										
No Component	70%									
Generic, Digital	30%	2033	* *	1-3	\$43,000					
	Recent Installation, Extent : Light, A Location : Throughout	rea Affected	! : 100%							

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

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 Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Campus Steam	100%	2045	* *	1		
	Other Observation, Extent: 1	Light, Area Affected	: 100%			
	Location: Basement	1 1D 41' . D '	1.1: 4/6			
Companies Engineers	Explanation : Steam Provid	led By Adjacent Bui	lding #6			
Conversion Equipment Heat Exchanger	50%	2028	* *	1	\$55,000	
Heat Exchanger	Other Observation, Extent: 1		: 100%	1	Ψ33,000	
	Location : Basement	318.111, 111 ett 135 eetett	. 10070			
	Explanation : Heat Exchang	ger Serves Hot Wat	er Heating System			
Pres. Reducing Valve/LF		2028	**	5	\$6,600	
Steam	2070			C	Ψ0,000	
	Other Observation, Extent : I	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: Prv Station Station State Hot Water Heating System	erves Steam Coils I	n Fan Units And A	Heat Ex	changer For The	
Distribution						
Hot Wtr Piping/Pump	80%	2041	**	4	\$8,800	
	Recent Repair Evident, Exten		cted : 100%			
	Location: Recent Repipe O					
Steam Piping/Pump		\$95,400 2025	\$317,900	4	\$2,200	
	Corroded, Extent: Moderate, Location: Various Location		%			
Terminal Devices	Location . Various Location	713				
Air Handler	20% Now \$	245,500 2035	* *	1	\$24,800	
7 III Handler	Abandoned in Place, Extent:	· · · · · · · · · · · · · · · · · · ·	fected : 50%	1	Ψ24,000	
	Location : Fan Room	33	,			
	Other Observation, Extent : S	Severe, Area Affecte	d : 100%			
	Location: Fan Room					
	Explanation : Equipmment	On Extended Life W	Vith Evidence Of Se	evere Ste	am Coil Leaks	
Convector/Radiator	80%	2030	* *	1	\$57,500	
Air Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment	400/	2024	ታ ታ	1	ΦΩ C 4ΩΩ	
Centrifugal, Elec Chiller		2034	* *	1	\$96,400	
Window/Wall Unit	60% 4+ Damaged, Extent: Moderate	\$56,200 2020	\$280,800	1		
	Location: 30% Of Units Ne		70			
Terminal Devices	Location . 30/0 Of Ontis Ive	са першениет				
Air Handler/Cool/Ht	5%	2030	* *	1	\$6,900	
1 11 114110101/ 0001/110	Other Observation, Extent : I		: 100%	•	Ψ3,200	
	Location : In Data Center	3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3				
	Explanation : Air Handler					
No Component	95%					
Ventilation						

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 #: 56

Mechanical	Current Repair	Future Rep	olacement	М		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation entile						
Distribution	100/		de de	2 -	40.700	
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$49,700	
No Component	60%					
Exhaust Fans	0.60/ N. 0.144.00	0 2025	* *	2	¢5 200	
Interior	96% Now \$144,90 Unit Inoperable, Extent : Severe, Are			2	\$5,200	
	Location : Fan Room	u Ajjecieu . 1007	O			
Doof		2020	\$7.200	2	\$200	
Roof	4%	2020	\$7,200	2	\$300	
lumbing H/C Water Piping						
Brass/Copper	100%	2035	* *	1		
Brass/Copper	Other Observation, Extent : Light, A.		0%	•		
	Location : Basement Mechanical R					
	Explanation : Booster Pump To Ge	et Water To Highe	er Floors			
HW Heat Exchanger		-				
Low Temp	100%	2025	\$70,600	4	\$22,000	
	Other Observation, Extent : Light, A.	rea Affected : 100	0%			
	Location: Mechanical Equipment	Room				
	Explanation: 1,000 Gallon Storage	e Tank				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIEE	ale ale			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/					
Not Accessible	100% Other Observation, Extent: Light, A.	mag Affaatad , 00/				
	Location:	гей Аујестей . 070				
	Explanation: Facility Engineer Re	norts Pumns Not	Working			
Backflow Preventer	Emplanation: I detaily Engineer Ite	ports I umps 1101	110111118			
Not Accessible	100%					
	Other Observation, Extent : Light, A.	rea Affected : 0%				
	Location : Entire Site					
	Explanation: Backflow Preventers In Various Locations	Are A Part Of Th	e Campus W	ater Mai	n System And Are	
Fixtures						
Generic	100%					
ertical Transport						
Elevators	1000/	LIPE	* *			
Geared Traction	100% Other Observation Extent Light A	LIFE				
	Other Observation, Extent: Light, A. Location: B-13, Penthouse.	геи Аујестеа : 100	170			
	Explanation: 4 Units					
	Explanation . 4 Units					
ira Supprassion						
ire Suppression 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
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2045	* *	1-2	\$6,200	
Fire Pump								
No Component	90%							
Generic	10%	2-4	\$1,700	2028	* *	1	\$3,700	
	Corroded,	Extent: M	oderate, Area Affe	cted : 30	%			
	Location	: Pump Ro	oom					

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$232,600	\$314,600
Interior Architecture	\$272,100	\$1,449,800
Electrical		\$319,400
Mechanical	\$163,600	\$1,292,100
Total	\$668,400	\$3,375,900
Importance Code A	\$232,600	\$314,600
Importance Code B	\$435,700	\$2,741,300
Importance Code C		\$320,100
Total	\$668,400	\$3,375,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,600		\$4,400	\$23,000
Interior Architecture	\$102,200			\$60,200
Electrical	\$56,600	\$45,500	\$41,000	\$41,000
Mechanical	\$249,300	\$151,800	\$252,500	\$173,800
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
Total	\$516,400	\$282,900	\$383,600	\$383,600
Importance Code A	\$58,300	\$35,600	\$40,000	\$59,600
Importance Code B	\$447,700	\$247,300	\$343,600	\$324,000
Importance Code C	\$10,500			
Total	\$516,400	\$282,900	\$383,600	\$383,600



 $[\]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.

Asset #: 14113

Architecture	Current Repair Future Re			e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit		Now nce, Extent : Through	\$103,100 t : Severe, Area Affo out	LIFE ected : 60	**	5	\$7,700	
Masonry: Brick	55%			LIFE	* *	5	\$134,700	
		nce, Extent : Through	t : Moderate, Area . out	Affected	: 40%			
	Location	ervation, E : Upper F tion : Modi		Affected	: 100%			
Masonry: Brick	25%			LIFE	* *	5	\$61,200	
Masonly. Bick	Effloresce Location Other Obs	: Through	Extent : Light, Area	ected : 40		3	ψ01,200	
	Explana	tion : Squa	re					
Metal Panel	Water Pen		\$4,500 Extent : Severe, Ared de Of Metal Canop		* * d : 100%	5	\$23,000	
Stucco Cement		_	\$18,100 nents, Extent : Ligh Overhang At Main I	-	* * ffected : 10%	5	\$15,300	
Window Wall	5%			2051	* *	5	\$45,900	
Windows							. ,	
Aluminum	85%			2047	* *	5	\$118,600	
Fiberglass Panel	10%			2047	* *	5	\$52,300	
Metal Louvers	5%			2038	* *	10	\$43,600	
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5	\$23,000	
Masonry: Brick	50%			LIFE	* *	5	\$22,600	
			t : Moderate, Area . r Roof Parapets	Affected	: 40%			
Metal Panel	5%			2045	* *	5	\$8,800	
			nt, Extent : Light, A of Parapet Wall	rea Affeo	cted : 100%			
Roof								
Plaza Roof: Stone Panel	s 2%			2045	* *			
Single Ply Membrane		2-4 Extent : Mo : Through	\$85,900 oderate, Area Affec out	2030 ted : 20%	**			
	Location	: Main Ro	Extent : Light, Area oof, Various Locatio	ons				
-	Explana	tion : Bitun	nen In Pitch Cup A	t Dunnag	ge Supports Are Ci	acking		
nterior								

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

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

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

Asset #: 14113

Architecture	Current Repair		Future Replacement		Maintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	10%		\$30,100	LIFE	* *	5	\$124,000	
			xtent : Moderate, A		cted : 100%			
	Location	ı : Through	out Mechanical Ro	oom				
Granite Panels	5%			LIFE	* *	5	\$21,200	
Vinyl Tile	5%	0-2	\$4,900	2033	* *	3	\$10,600	
	Worn/Ero	ded, Extent	: Light, Area Affec	eted : 5%				
	Location	ı : Corridoi	By Loading Dock	Area In	Basement			
Vinyl Tile	80%			2033	* *	3	\$226,700	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$49,400	
Gypsum Board	20%	Now	\$10,500	LIFE	* *	5	\$74,200	
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area Ą	ffected : 35%			
	Location	ı : Through	out 4th Floor Mech	hanical R	Room			
Gypsum Board	53%			LIFE	* *	5	\$196,500	
• 1	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Corridors Throughout							
	Explana	tion : This	Area Of Gypsum B	oard Wa	s Finished With W	all Cover	ring.	
Masonry: Brick	5%			LIFE	* *			
Masonry: Fieldstone	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%			2042	* *	5	\$226,700	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	40%			LIFE	* *	5	\$283,300	
Wood	10%	Now	\$272,100	LIFE	* *	5	\$495,800	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 100%	ó		
	Location	ı : Delamin	ated/Missing Woo	d Panels	In Main Entry Lob	bby		
	Other Ob:	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Through	out					
	Explana	tion : Misal	igned					

Electrical	Current Repair	Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$2,000	
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Two 4000 Amp Main Di fed From Building I	sconnect	Switch			
	(1) 600 A Main Disconnect Switch For	· Fire Pur	np			

 $[\]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 #: 14113

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	
Inder 600 Volts								
Transformers								
Dry Type	90%		2042	* *	5	\$1,300		
	Other Observation, E Location : Basemen		Affected	: 100%				
	Explanation: Trans	sformers Rated At 1	112.5 75 ,	, 45 And 30 Kva				
Dry Type	10%		2042	* *	5	\$100		
	Other Observation, E Location : G 007 (E	Basement)						
	Explanation: One	15 Kva Transforme	r For Fir	e Alarm				
Switchgear / Switchboard								
Air Circuit Breaker	50%		2051	* *	5	\$1,000		
Fused Knife Sw	50%		2051	* *	5	\$800		
Raceway								
Conduit	100%		2051	* *	1			
Panelboards								
Molded Case Bkrs	100%		2047	* *	5	\$10,100		
Wiring								
Thermoplastic	100%		2051	* *	1			
Motor Controllers								
Locally Mounted	30%		2042	* *	5	\$800		
Motor Control Center	70%		2042	* *	5	\$7,300		
Fround								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$5,600		
tand-by Power								
Transfer Switches								
Automatic	95%		2042	* *	1	\$112,200		
Manual	5%		2051	* *	5	\$100		
Generators								
Diesel	98%		2038	* *	1	\$145,700		
	Other Observation, E	xtent : Moderate, A	Area Affe	cted : 100%				
	Location: Basemen	t						
	Explanation : Three	e 1125 Kva Genera	tors					
Diesel	2% Now	\$17,900	2040	* *	1	\$2,700		
	Other Observation, E	' /		d: 100%		. ,		
	Location : Basemen							
	Explanation: Damp	oers Reported To B	e Not Op	erational				
Batteries		•						
Lead/Acid	100%		2019	\$1,500	5	\$14,200		

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

Asset #: 14113

Electrical	Current Repair	Future Replacement	M					
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power								
Fuel Storage			_					
Day Tank	25%	2047 **	5	\$17,600				
	Other Observation, Extent : Moderate	e, Area Affected : 100%						
	Location: Basement	.1						
M : m 1	Explanation: Three 150 Gallon Tar			ФО 200				
Main Tank	75%	2000	5	\$8,300				
	Other Observation, Extent: Moderate	e, Area Affectea : 100%						
	Location : Underground Explanation : Three 20,000 Gallon Tanks							
Lighting	Explanation . Three 20,000 Gatton	ıuns						
Interior Lighting								
Fluorescent	92%	2033 **	10	\$319,400				
	Motion Sensors in Use, Extent : Light Location : Throughout			+,				
	T-5 Lamps And Fixtures, Extent : Light	ht, Area Affected : 100%						
	Location: Throughout							
	T-8 Lamps And Fixtures, Extent: Ligi	ht, Area Affected : 50%						
	Location: Throughout							
HID	8%	2033 **	10	\$1,000				
Egress Lighting								
Emergency, Service	70%	2033 **	1					
Exit, LED	30%	2060 **	1					
Exterior Lighting								
HID	30%	2033 **	10	\$400				
No Component	70%							
Alarm								
Security System	700/							
No Component Generic	70%	2033 **	1	\$42,000				
Fire/Smoke Detection	30%	2033	1	\$43,000				
No Component	70%							
Generic, Digital	30%	2033 **	1-3	\$73,100				
Generic, Digital	30/0	2033	1-3	\$75,100				

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Interruptible Gas/Dual	100%	2045 **	1	
Fuel				
	Recent Installation, Extent: Light, Area	ı Affected : 100%		
	Location : Boiler Room			

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

Location: Parking Lot

Explanation: 3 - 20,000 Tanks For #2 To Serve Both The Boilers And Generators

Maintenance \$ are aggregated over a ten-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		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment	1.004			2024	de de		440.700	
Heat Exchanger	10%	amadian E	Entant Light Anga	2034	**	1	\$18,700	
		ervanon, E : Boiler R	Extent : Light, Area	Аဌјестеа	: 100%			
			Exchanger Serves .	Re-heat S	System And Severa	l IInit Ha	paters For	
	-	cal Spaces	-	ne near t	ystem ima severa	. 01111 110	cuicis I or	
Steam Boiler	90%			2038	* *	1	\$337,400	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	nt					
	Explanat	ion : 4 Boi	lers Provide Steam	To Build	ling #1, #4, And #6	5		
Distribution	40			2011	as a		*	
Hot Wtr Piping/Pump	40%	4	Φ 5 4.100	2041	* *	4	\$7,500	
Steam Piping/Pump	40%	4+	\$54,100 : Moderate, Area A	2045		4	\$7,500	
		eni, Extent : Basemen		ујестеа :	10%			
Ctana Dining/Duma		. Busemen		2045	* *	4	\$2.700	
Steam Piping/Pump Terminal Devices	20%			2045		4	\$3,700	
Air Handler	80%			2030	* *	1	\$187,300	
Fan Coil Unit/Heat	20%			2030	* *	1	\$24,500	
		ervation, E	Extent : Light, Area		: 100%		7 - 1,5 0 0	
	Location	: Through	out					
	Explanat	ion : Re-he	eat System					
Air Conditioning								
Energy Source	1000/			20.45	de de			
Electricity	100%			2047	* *	1		
Conversion Equipment	100%			2028	* *	1	\$400.700	
Centrifugal, Elec Chiller		ervation F	Extent : Light, Area			1	\$409,700	
		: Chiller I	=	113700104	. 10070			
	Explanat	ion : Two	Chillers / R-123					
Distribution	-							
Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$18,700	
Terminal Devices								
Air Handler/Cool/Ht	100%	4+	\$32,900	2030	* *	1	\$210,700	
		-	oning, Extent : Mod	derate, A	rea Affected : 2%			
	Location	: Various	Locations					
Heat Rejection	10007			2026	¢1 111 200	2	#201.000	
Water Cooling Tower	100%	amation E	Extent : Light Anga	2026	\$1,111,200	2	\$381,000	
	Location		Extent : Light, Area	лујестеа	. 100/0			
		_	l Cooling Tower					
Ventilation		2 300	20,00					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$211,100	

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 #: 14113

lechanical	Current Repair	Future Rep	olacement	M		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Exhaust Fans						
Interior	50% 4+ \$10,700		* *	2	\$4,600	
	Broken, Extent : Light, Area Affected .					
	Location : B-1 Make-up Air Fan Nee	eds Repair				
Roof	50%	2030	* *	2	\$5,800	
umbing						
H/C Water Piping						
Brass/Copper	100%	2045	* *	1		
	Other Observation, Extent : Light, Are	ea Affected : 100	9%			
	Location : Basement					
	Explanation: 3 Booster Pumps					
HW Heat Exchanger	1000/ 17	20.4-7			***	
Low Temp	100% Now \$60,000		**	4	\$37,400	
	Abandoned in Place, Extent: Light, A		10%			
	Location : Hot Water Supplied By B					
	Unit Inoperable, Extent : Light, Area I Location : Building #1	Affected : 100%				
	Other Observation, Extent : Severe, A	rea Affected : 10	00%			
	Location: Building #1					
	Explanation : Instantanious Water H Supply From Building 1 Equipment	leater Located Ii	n Building 1 /	Tempor	ary Hot Water	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2025	\$37,500	1	\$23,200	
Fixtures						
Generic	100%					
ertical Transport						
Elevators	000/	1 1775				
Geared Traction	80%	LIFE	**			
	Other Observation, Extent: Light, Are	ea Affected: 100	1%0			
	Location: (8) B To 8					
	Explanation: 8 Units					
Hydraulic	20%	LIFE	**			
	Other Observation, Extent : Light, Are	ea Affected : 100	1%			
	Location: B To 2					
-	Explanation: 2 Units					
Escalators	1000/	LIE	ala -l-			
	LCM NOZ	LIFE	* *			
Under 20' Rise	100%	- ACC . 1 100	0/			
	Other Observation, Extent: Light, Are	ea Affected : 100	9%			
	Other Observation, Extent : Light, Are Location : Lobby To 1	ea Affected : 100	9%			
Under 20' Rise	Other Observation, Extent: Light, Are	ea Affected : 100	9%			
	Other Observation, Extent : Light, Are Location : Lobby To 1	ea Affected : 100	9%			

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

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

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

Asset #: 14113

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
Generic	100%		2045	* *	1-2	\$106,100	
Fire Pump			•				
Generic	100%		2034	* *	1	\$70,700	

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,115,500	\$438,300
Interior Architecture	\$37,400	\$57,100
Electrical	\$41,700	\$10,400
Mechanical		\$61,400
Total	\$1,194,500	\$567,300
Importance Code A	\$1,115,500	\$438,300
Importance Code B	\$79,000	\$129,000
Total	\$1,194,500	\$567,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,300		\$15,600	
Interior Architecture	\$84,500	\$900	\$300	\$900
Electrical	\$56,600	\$500	\$49,500	\$700
Mechanical	\$18,500	\$31,500	\$32,900	\$1,600
Total	\$170,900	\$32,900	\$98,300	\$3,200
Importance Code A	\$12,800		\$15,600	
Importance Code B	\$132,400	\$32,900	\$82,700	\$3,200
Importance Code C	\$25,700			
Total	\$170.900	\$32,900	\$98,300	\$3,200



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

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

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

Asset #: 58

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls					_			
Cast in Place Concrete	5% Now	\$4,800	LIFE	* *	5	\$20,800		
	Other Observation, Ex	-	Affected	: 5%				
	Location : East Side	· ·	A Ton O	f Anomymy Wall				
Marana Paid	Explanation : Missir			**		¢.c. 700		
Masonry: Brick	80% Now	\$411,400	LIFE		5	\$66,700		
	Jnt Mortar Miss/Erod Location : Below Wi	_						
	Loose/Delam Surface,							
	Location : West Elev			ciea . 2570				
	Misaligned/Bulging, H	_		fected · 10%				
	Location : From Ca							
Metal Panel	10%		2035	* *	5-10	\$57,300		
Metal Sect. OHD	5%		2033	* *	5	\$13,000		
Windows	370		2030			Ψ12,000		
Aluminum	100% Now	\$428,500	2033	* *	5	\$8,300		
	Air Infiltration, Exten			80%	-	7 - 7 - 7 - 7		
	Location: Through	out.						
	Broken/Missing Eleme	ents, Extent : Light	, Area Ą	ffected : 5%				
	Location: Window I	Next To Garage D	oor.					
	Other Observation, Ex	xtent : Light, Area	Affected	: 2%				
	Location: Window I	-						
	Explanation: Windo	ow Sill Lifted Up.						
Roof								
Roll Roofing	100% Now	\$275,500	2027	\$275,500	5	\$54,400	1	
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
	Location: All.							
	Water Penetration, Extent : Severe, Area Affected : 30% Location : Soffit Areas.							
	Other Observation, Ex		raa Affa	natad · 30%				
	Location : Various I		неи Ајје	илеа. 30%				
	Explanation: Soffits Are Broken Through With Water Running From Them.							
erior	ълрининон . sojjiis	THE DIONER THIOL	1511 11111	mater Running F	om iner	10.		

Interior

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

Asset #: 58

Architecture	Current Repair Future Replaceme		acement	ent Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors Cast in Place Concrete	75% Now Loose/Delam Surface Location: Basemen		LIFE ea Affected : 5%	* *	5	\$57,100	
	Ponding, Extent : Mod Location : Basemen		ted : 30%				
	Other Observation, E. Location: Basemen	t.		ó			
G	Explanation : Sever	e Staining From K		* *		Ф1.700	
Ceramic Tile	5% Patching Evident, Ext Location: Toilet Ro		2034 rea Affected : 15		5	\$1,700	
Vinyl Tile	20% Now Broken/Missing Elem Location: Various		2030 erate, Area Affec	* * cted : 20%	3	\$2,600	
	Worn/Eroded, Extent Location: Through	: Moderate, Area	Affected : 60%				
Interior Walls					_		
Concrete Masonry Unit	10%		LIFE	* *	5	\$700	
Gypsum Board	10%		LIFE	* *	5	\$1,100	
Plaster	15%	Ф22 000	LIFE	* *	5	\$800	
SGFT/Glazed Masonry	60% 0-2 Staining/Discoloring, Location: Basemen		LIFE , Area Affected				
SGFT/Glazed Masonry	5% Now Broken/Missing Elem Location: E M S Go	_		**			
	Diagonal Cracks, Ext Location: Shop Wa	ent : Moderate, Ai		ó			
	Jnt Mortar Miss/Eroa Location : Shop Wa	l, Extent : Moderat	e, Area Affected	: 10%			
Ceilings							
AcousTileSusp.Lay-In	8%		2038	* *	5	\$2,800	
AcousTileSusp.Lay-In	2% Recent Repair Eviden Location : Facilities	_		**	5	\$700	
Exposed Concrete	10% Now Paint Peeling, Extent Location: Basemen		LIFE ected : 80%	* *	5	\$500	
Plaster	80% Now Broken/Missing Elem Location: Main Co.		LIFE t, Area Affected	* *	5	\$17,400	
	Paint Peeling, Extent Location: Main Co. Staining/Discoloring,	: Moderate, Area . rridor		· 20%			
	Location: Main Co.		, in cariffected.	. 20/0			

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 #: 58

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	Location	: Basemen	\$1,500 Extent : Moderate, t tent : Moderate, Ai			5	\$100	
	Other Obse Location	: Basemen ervation, E : Basemen ion : 1200	extent : Light, Area t	Affected	: 100%			
Switchgear / Switchboard Molded Case Bkrs	Location Other Obse	: Basemen	xtent : Light, Area			5	\$300	
		. вазетен ion : 1200						
Raceway	Ехрини	.on . 1200	итр.					
Conduit Conduit	90% 10%			2025 2035	\$3,400 * *	1 1		
Panelboards								
Fused Disc Sw	10%			2033	* *	5	\$100	
Molded Case Bkrs		2-4 ed Life, Ex : Through	\$10,700 tent : Moderate, Ar out	2050 rea Affect	* * ted : 70%	5	\$200	
Molded Case Bkrs	20%			2033	* *	5	\$100	
Wiring Braided Cloth		2-4 Aged, Exte : Through	\$7,500 ent : Moderate, Are	2050 a Affecte	* * d : 100%	1		
Thermoplastic	10%			2035	* *	1		
Motor Controllers								
Locally Mounted		2-4 ed Life, Ex : Through	\$11,000 tent : Moderate, Ar out	2045 rea Affect	* * ted : 100%	5		
Locally Mounted	Location	: E M S V	Extent : Light, Area Phicular Entrance rized Door Operat		\$11,000 : 50%	5	\$100	
Ground	ьлринин		nzeu Door Operuu	/1				
Grounding Devices Not Accessible	100%							

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	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting	9991				*1= 100				
Fluorescent	80%	2020	\$41,700	10	\$17,100				
	T-12 Lamps And Fixtures, Extent : Lig Location : Throughout	ght, Area A	ffected: 100%						
Fluorescent	20%	2025	\$10,400	10	\$4,300				
	T-5 Lamps And Fixtures, Extent : Light Location : Paint Shop	ht, Area Aff	ected : 100%						
Egress Lighting									
Emergency, Service	30%	2025	\$3,500	1					
Exit, Service	30%	2020	\$1,900	1					
No Component	40%								
Exterior Lighting									
HID	30%	2020	\$29,900	10					
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Throughout	**							
	Explanation: Controlled Via Photoc	cell							
No Component	70%								
Alarm									
Security System	000/								
No Component Generic	90% 10%	2025	\$8,000	1	\$1,000				
Generic				1	\$1,000				
	Other Observation, Extent : Light, Area Affected : 100% Location : In Facilities Office								
	Explanation : Cameras Observed								
Fire/Smoke Detection	Explanation : Cameras Coservea								
No Component	70%								
Generic, Analog	30%	2033	* *	1-3	\$4,900				
	Recent Installation, Extent: Light, Art Location: Throughout		: 100%	-	. ,-				

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Campus Steam	100%	2035	* *	1		
-	Other Observation, Extent : I	ight, Area Affectea	! : 100%			
	Location: Throughout					
	Explanation : Steam Supplie	ed From Adjacent I	Building			
Distribution						
Steam Piping/Pump	100% 4+	\$3,300 2035	* *	4	\$1,100	
	Broken, Extent : Moderate, A	Broken, Extent: Moderate, Area Affected: 20%				
	Location : Condensate Retu	rn Pump Needs Re	pair In Basement			

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

Maintenance \$ are aggregated over a ten-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		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	60%	2030	* *	1	\$4,500	
Unit Heater-Stm/HW	40% 4+ \$12,300	2025	\$61,400	4	\$900	
	Broken, Extent : Moderate, Area Affect Location : Various Locations	red : 50%				
air Conditioning	Locuiton : various Locuitons					
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment						
Interior Pkg Unit -	10%	2019	\$30,600	2	\$100	
Cooling						
Window/Wall Unit	30%	2020	\$14,700	1		
No Component	60%					
Heat Rejection	10-1			_	44 400	
Air Condenser Unit	10%	2030	**	2	\$1,600	
	Recent Replace Evident, Extent: Light, Location: Outside	, Area Affe	ectea : 100%			
No Component	90%					
entilation						
Distribution						
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$1,300	
No Component	90%					
Exhaust Fans	100/	2020	Φ2 (00	2	#100	
Interior	10%	2020	\$2,600	2 2	\$100	
Roof	10% Now \$1,900 Broken, Extent : Moderate, Area Affect	2035		2	\$100	
	Location: Roof Toilet Exhaust Fan	ea . 1070				
Wall Unit	40%	2020	\$14,400	2	\$300	
No Component	40%		•			
lumbing						
H/C Water Piping	1000/	2025	* *			
Brass/Copper	100%	2035	* *	1		
Water Heater Electric	100%	2023	\$3,700	4	\$200	
Elecuic	Other Observation, Extent : Light, Area			4	\$200	
	Location: Basement	a rijjeereu	. 100/0			
	Explanation: 1 200 Gallon Unit					
Sanitary Piping	-					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Leak Evident, Extent: Light, Area Affe					
	Location: Leak Reported By Facility	_				
	Not in Service, Extent: Light, Area Aff			OC G.		
	Location : Storm Drain Piping Opera	ıπon Not (Joservea On Day (of Surve	y	

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

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

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

Asset #:58

Mechanical	С	urrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	7	il Date Estimated Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Rigid Piping	100%		2025	\$11,300	4	\$1,600	
	Broken, Exter	ıt : Light, Area Affe	cted : 50%				
	Location: F	acility Engineer Cl	aims Units Do l	Not Work			
	Not in Service	e, Extent : Light, Ar	ea Affected : 10	0%			
	Location : S	Sump Pump Operati	on Not Observe	d On Day Of Surve	ey .		
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	60%						
Generic	40%		2045	* *	1-2	\$2,600	

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$495,300	\$254,100
Interior Architecture	\$38,600	
Electrical	\$455,900	\$262,000
Mechanical	\$106,400	
Total	\$1,096,200	\$516,100
Importance Code A	\$495,300	\$254,100
Importance Code B	\$562,300	\$262,000
Importance Code C	\$38,600	
Total	\$1,096,200	\$516.100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,900		\$11,500	·
Interior Architecture	\$80,200	\$3,400		\$7,900
Electrical	\$6,900	\$3,000	\$111,100	\$3,000
Mechanical	\$33,000	\$4,200	\$4,700	\$5,100
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$129,800	\$16,500	\$133,200	\$21,900
Importance Code A	\$6,000	\$1,900	\$13,700	\$1,900
Importance Code B	\$97,200	\$11,300	\$119,500	\$20,100
Importance Code C	\$26,600	\$3,400		
Total	\$129,800	\$16,500	\$133,200	\$21,900



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 #: 57

Architecture	Current Repair	Future Replacem	ent	М	aintenance	
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls	5001	· ·	ala ala	_	φ. α. 100	
Masonry: Brick	60%	LIFE	* *	5	\$63,100	
Masonry: Brick	25% Now \$162,400	LIFE		5	\$26,300	
	Cracking/Crumbling, Extent : Moderate Location : Bulkhead, Areaway At Cell)			
	Jnt Mortar Miss/Erod, Extent: Moderat		%			
	Location: Throughout	e, mea nyeetea . 20	, 0			
	Staining/Discoloring, Extent: Moderate	e. Area Affected : 20%	á			
	Location : Various Locations	,				
	Vegetation Growth, Extent: Moderate, A	Area Affected : 10%				
	Location : Rear Elevation.					
Masonry: Brick	10% Now \$64,900	LIFE	* *	5	\$10,500	
•	Rusting Masonry Supt, Extent: Modera	te, Area Affected : 10	0%			
	Location: Various Spans.					
Window Wall	5% Now \$90,600	2055	* *	5	\$9,900	
	Air Infiltration, Extent : Severe, Area Af	fected : 100%				
	Location: Throughout.					
	Corrosion/Rusting, Extent: Severe, Area	a Affected : 80%				
	Location : Throughout.					
	On Extended Life, Extent : Severe, Area	Affected: 100%				
	Location : Throughout.					
Windows	000/ 2.4	2050	* *	_	¢1.000	
Aluminum	90% 2-4 \$88,700 Air Infiltration, Extent : Severe, Area Af	2050 Factod: 60%	* *	5	\$1,000	
	Location: Various Windows.	jecieu . 0070				
	Corrosion/Rusting, Extent: Severe, Area	a Affected · 100%				
	Location: Throughout.	arijjecica i 10070				
	Deteriorated Finish, Extent : Severe, Ar	ea Affected : 100%				
	Location: Throughout.	30				
	Caulking Deteriorated, Extent: Severe,	Area Affected : 100%	6			
	Location: Throughout.					
Aluminum	10%	2047	* *	5	\$200	
	Recent Installation, Extent : Light, Area	Affected: 100%				
	Location: Security Office, 1st Floor					

HEALTH AND HOSPITALS CORP. - 819 JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset #: 57

Architecture	Current	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
xterior							
Parapets							
Masonry: Brick	75% 0-2	\$3,900	LIFE	* *	5	\$3,300	
	Cracking/Crumbling	Extent: Light, Are	ea Affecte	ed : 5%			
	Location: Various	Locations.					
	Expansion Int Failur	e, Extent : Light, A	rea Affec	rted : 15%			
	Location: Main Ro	of					
	Loose/Delam Surface	e, Extent : Light, Ar	ea Affect	ed : 2%			
	Location: Just Und	ler Coping.					
	Other Observation, E	Extent : Severe, Are	a Affecte	d: 100%			
	Location : Through	out.					
	Explanation: Mort	ar Is Porous And S	tained F1	rom Holding Moisi	ture.		
Masonry: Limestone	25% 0-2	\$88,800	LIFE	* *	5	\$1,400	
	Jnt Mortar Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 30%			
	Location: Main Ro	of					
	Staining/Discoloring	, Extent : Severe, A	rea Affec	rted : 80%			
	Location : Through	out.					
	Water Penetration, E	Extent : Moderate, A	rea Affe	cted : 40%			
	Location : Through	out.					
Roof							
Modified Bitumen	75%		2025	\$154,100	10	\$25,900	
Skylight, Metal/Glass	5%		2045	* *	10	\$5,800	
Traffic Topping	20%		2030	* *	10	\$11,500	
11 3	Patching Evident, Ex	tent : Moderate, Ar	ea Affect	ted : 30%			
	Location : Roof/Pa	tio At 2nd Floor					

Interior

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

Asset #: 57

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
rerior								
Floors								
Carpet	10%			2024	\$74,500	3	\$11,400	
Cast in Place Concrete	5%	Now	\$600	LIFE	* *	5	\$6,200	
			xtent : Moderate, 1	Area Affe	ected : 15%			
		: Various						
	Explanat	ion : Rust	Staining.					
Ceramic Tile	5%	Now	\$22,600	2028	* *	5	\$1,400	
			: Severe, Area Affa	ected : 10	00%			
	Location	: All Toile	t Rooms.					
Raised Access Floor	5%	Now	\$10,800	2034	* *	5	\$5,400	
	Loose/Mis.	s Fastener:	s, Extent : Moderat	e, Area A	Affected : 50%			
	Location	: Basemen	t					
	Other Obs	ervation, E	xtent : Moderate, 1	Area Affe	ected : 40%			
	Location	: Basemen	t					
	Explanat	ion : Worn	/Eroded					
Slate	5%			LIFE	* *	5	\$3,000	
Vinyl Tile	50%	Now	\$12,400	2030	* *	3	\$10,700	
•	Worn/Eroc	led, Extent	: Moderate, Area	Affected	: 70%			
	Location	: Through	out The Building					
Vinyl Tile	10%			2033	* *	3	\$2,900	
•	Recent Con	nstruction,	Extent : Light, Are	a Affecte	ed : 100%		. ,	
	Location	: Security	Office, 1st Floor					
Vinyl Tile 9" X 9"	10%			2030	* *	3	\$2,900	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$6,700	
Gypsum Board	10%			LIFE	* *	5	\$8,100	
• •	Recent Con	nstruction,	Extent : Light, Are	a Affecte	ed : 100%			
	Location	: Security	Office, First Floor					
Masonry: Brick	5%			LIFE	* *			
Plaster	70%	Now	\$38,600	LIFE	* *	5	\$28,200	
			: Moderate, Area		: 80%	-	, -,	
			out The Building					
		_	Extent : Moderate	, Area A	ffected : 80%			
	_	_	out The Building	•				
		_	xtent : Moderate, A	Area Affe	cted : 80%			
			out Offices Adjace					
SGFT/Glazed Masonry	10%	Now	\$26,600	LIFE	* *			
551 1/ Sluzed Wasolily			tent : Moderate, Ai		ted : 30%			

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

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

Asset #: 57

Architecture	Current Repair	Future I	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	10%	2038	* *	5	\$5,700	
	Cracking/Crumbling, Exten	t : Light, Area Affected	: 2%			
	Location: Various Location	ons Have Small Section	s Of Tile Missin	g.		
AcousTileSusp.Lay-In	10%	2042	* *	5	\$5,700	
	Recent Construction, Extent	: Light, Area Affected	: 100%			
	Location : Security Office,	1st Floor				
Exposed Concrete	5%	LIFE	* *	5	\$400	
•	Paint Peeling, Extent: Severe, Area Affected: 50%					
	Location : Basement.					
Plaster	75%	LIFE	* *	5	\$26,800	

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of l Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2025	\$8,500	5	\$200	
		rvation, Extent : Light, Area	ı Affected	: 100%			
		: Electrical Room					
	Explanati	on: 2 (1200 Amp.)					
Switchgear / Switchboard							
Molded Case Bkrs	100%		2025	\$99,900	5	\$1,500	
Raceway							
Conduit	90%		2025	\$47,300	1		
Conduit	10%		2035	* *	1		
Panelboards							
Molded Case Bkrs	90%	0-2 \$61,900	2050	* *	5	\$700	
	On Extende	ed Life, Extent : Severe, Area	ı Affected	: 100%			
	Location .	: Throughout					
Molded Case Bkrs	10%		2033	* *	5	\$100	
Wiring						·	
Braided Cloth	70%	2-4 \$55,200	2050	* *	1		
	Insulation A	Aged, Extent : Moderate, Ar	ea Affecte	ed : 100%			
		: Throughout	55				
Thermoplastic	30%		2035	* *	1		
Motor Controllers							
Locally Mounted	100%		2023	\$114,800	5	\$400	
Ground				, ,,,,,		,	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$800	
Stand-by Power							
Transfer Switches							
Automatic	100%		2030	* *	1	\$17,000	
	100,0				-	+11,000	

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 #: 57

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Not Accessible	100%					
Batteries						
Not Accessible	100%					
Fuel Storage						
Day Tank	100% Other Observation, Extent: Light, A Location: Outside Explanation: 285 Gallons.	2033 rea Affected :	**	5	\$7,100	
Lighting						
Interior Lighting						
Fluorescent	30%	2030	* *	10	\$10,500	
	T-8 Lamps And Fixtures, Extent : Lig Location : Throughout	ght, Area Affec	ted : 100%			
Fluorescent	70%	2030	* *	10	\$24,500	
	T-12 Lamps And Fixtures, Extent : L Location : Throughout	ight, Area Affe	ected : 100%			
Egress Lighting						
Emergency, Service	50%	2020	\$9,600	1		
Exit, Service	50%	2020	\$6,500	1		
Exterior Lighting						
HID	10%	2020	\$21,400	10		
	Outdr Lights On During Daytime, Ex Location: Exterior	xtent : Light, A	rea Affected : 50	0%		
	Other Observation, Extent : Light, A Location : Exterior		100%			
	Explanation: Controlled Via Photo	ocell				
Incandescent	90%	2020	\$163,100	2	\$100	
Lightning Protection						
Arresters/Cabling						
Generic	100%	2040	* *	5	\$400	
Alarm						
Security System						
No Component	80%					
Generic	20%	2020	\$34,200	1	\$4,100	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location: Throughout					
	Explanation : Fixed Cameras					
Fire/Smoke Detection	700/					
No Component	70%	2020	0155 500	1.2	¢10.200	
Generic, Analog	30%	2020	\$175,700	1-3	\$10,200	

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

Heating

Note: 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 #: 57

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2045	* *	1		
ruei	Other Observation, Extent : Light	. Area Affected :	100%			
	Location : Throughout	,				
	Explanation: 1 4,000 Gallon To	ank For #2 Fuel				
Conversion Equipment						
HTHW/HW Exchanger	50%	2028	* *	2	\$1,200	
	Other Observation, Extent: Light Location: Basement		100%			
g	Explanation : Steam To Hot Wa		di di		\$10.000	
Steam Boiler	50% Other Observation, Extent: Light Location: Basement	2038 t, Area Affected :	**	1	\$18,900	
Distribution	Explanation: 2 Boilers					
Hot Wtr Piping/Pump	80% Recent Replace Evident, Extent:	2041	* *	4	\$1,500	
	Location: Throughout	ыдт, ттей тујес	ieu . 10070			
Steam Piping/Pump	20% Recent Replace Evident, Extent: Location: Basement	2045 Light, Area Affec	* * ted : 100%	4	\$400	
Terminal Devices						
Convector/Radiator	100% Recent Replace Evident, Extent: Location: Throughout	2038 Light, Area Affec	* * ted : 100%	1	\$12,300	
Air Conditioning						
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	10%	2019	\$50,200	2	\$200	
Coomig	Other Observation, Extent : Light	, Area Affected :	100%			
	Location: Basement Computer	Area				
	Explanation : Split Units Serve	This Area				
Window/Wall Unit	70% 4+ \$22 Malfunctioning, Extent: Light, An Location: Various Locations		\$56,100	1		
No Component	20%					
Heat Rejection						
Remote Air Cond	10%	2025	\$18,600	2	\$2,700	
No Component	90%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	40%	LIFE	* *	2-5	\$8,500	
No Component	60%	Lii L		23	ψ0,500	

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 #: 57

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	40%	2025	\$17,200	2	\$500	
Roof	20% Now \$6,20		* *	2	\$200	
	Broken, Extent : Moderate, Area Aff Location : Roof	ected : 100%				
No Component	40%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		
Water Heater						
Gas Fired	100%	2023	\$9,100	2	\$600	
	Other Observation, Extent: Light, A	rea Affected : 10	0%			
	Location: Basement					
	Explanation : 1 Indirect Fired Uni	t 200 Gallons				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2030	* *	4	\$2,500	
	Other Observation, Extent : Light, A	rea Affected : 10	0%			
	Location: Basement					
	Explanation : Duplex Unit					
Fixtures	1000					
Generic	100%					
Vertical Transport						
Elevators	1000/	T TOD	* *			
Geared Traction	100%	LIFE				
	Other Observation, Extent : Light, A Location : B-6	rea Affectea : 10	0%			
	Explanation: 1 Unit					
Fire Suppression	£					
Sprinkler						
No Component	80%					
Generic	20%	2035	* *	1-2	\$2,100	

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

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 18-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,6,9

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$635,500	\$582,200
Interior Architecture	\$280,000	\$1,077,200
Electrical	\$264,900	\$434,400
Mechanical	\$201,400	\$190,400
Total	\$1,381,800	\$2,284,300
Importance Code A	\$635,500	\$662,600
Importance Code B	\$746,300	\$1,470,400
Importance Code C		\$151,300
Total	\$1,381,800	\$2,284,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$600	\$9,100		\$97,300
Interior Architecture	\$60,300	\$35,400	\$3,300	\$10,400
Electrical	\$39,100	\$54,500	\$39,500	\$44,000
Mechanical	\$61,800	\$53,700	\$60,800	\$59,800
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$197,500	\$188,200	\$139,100	\$247,000
Importance Code A	\$600	\$15,700		\$98,000
Importance Code B	\$196,800	\$158,700	\$139,100	\$149,100
Importance Code C		\$13,900		
Total	\$197,500	\$188,200	\$139,100	\$247,000



 $[\]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.

Asset #: 126

rchitecture	Current Repair Future Replacement Maintenance			aintenance			
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	5% Now	\$58,400	LIFE	* *	5	\$101,300	
	_	g, Extent : Moderate	-	-			
		angs And Upper Floo					
	_	g, Extent : Moderate	, Area A	ffected : 20%			
		side Of Overhangs					
Glass Block	5%		LIFE	* *	5	\$12,700	
Masonry: Brick	75% Now	\$468,600	LIFE	* *	5	\$303,800	
		nt : Moderate, Area		: 20%			
		Floors - All Facades					
		Ioderate, Area Affect	ted : 15%	ó			
		And West Facades					
Metal Panel	3%		2036	* *	5-10	\$83,500	
		Extent: Moderate, A	Area Affe	ected : 100%			
	Location: Throug						
		ese Are Actually Lead					
Metal Panel	2%		2052	* *	5-10	\$55,700	
Panel/Paver: Limestone	5%		LIFE	* *	5	\$15,200	
Window Wall	5%		2052	* *	5	\$75,900	
Windows	0.504 0.0	Φ.7.4.4.0.0	20.42	de de	_	#21 500	
Aluminum	95% 0-2	\$54,100	2042	**	5	\$31,600	
		Extent : Moderate, A	Area Affe	ectea : 30%			
	Location : Throug Explanation : Pai						
Matal Laurens		ni i eeiing	2025	* *	10	\$20,000	
Metal Louvers	5%		2035		10	\$20,800	
Parapets Cast Stone/Terra Cotta	15%		LIFE	* *	5	\$9,200	
Masonry: Brick	55%		LIFE	* *	5 5	\$4,400	
Metal Panel	10%		2046	* *	5	\$3,100	
Metal Rail	15% 0-2	\$600	2040	* *	5	\$8,400	
Wictai Raii		Extent: Moderate, A		ected · 15%	3	Ψ0,400	
	Location: Through		110011990				
	Explanation : Pai						
Stucco Cement	5%		2031	* *	5	\$1,000	
Roof	370		2031			Ψ1,000	
Built-Up (BUR)	45%		2031	* *	10	\$54,400	
Modified Bitumen	25%		2031	* *	10	\$30,200	
Ditailer		t : Moderate, Area A		20%	-0	Ψ20 ,2 00	
	Location : Throug						
Paver: Asphalt	5%	•	2029	* *	10	\$9,100	
Single Ply Membrane	10%		2029	* *	10	\$12,100	
Traffic Topping	15%		2031	* *	10	\$30,200	
Trarrie Topping	1.3/0		2031		10	ψ50,200	

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 #: 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
nterior								
Floors								
Carpet	3%			2025	\$130,000	3	\$14,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$36,300	
Ceramic Tile	2%			2035	* *	5	\$6,600	
Terrazzo	25%			LIFE	* *	5	\$64,800	
Vinyl Tile	25%	Now	\$216,500	2026	\$721,600	3	\$31,100	
		Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 30%			
Vinyl Tile	40%			2031	* *	3	\$49,800	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$27,700	
Concrete Masonry Unit	5%			LIFE	* *	5	\$11,100	
Glass: Single Pane	2%			LIFE	* *	5	\$8,300	
Gypsum Board	33%			LIFE	* *	5	\$109,700	
Metal Panel	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$41,600	
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$26,300	2031	* *	5	\$39,700	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	ı : Through	out					
AcousTileSusp.Lay-In	50%			2039	* *	5	\$127,000	
Gypsum Board	5%			LIFE	* *	5	\$15,900	
Plaster	20%	2-4	\$34,100	LIFE	* *	5	\$31,700	
		Crumbling, 1 : Through	Extent : Light, Are out	a Affecte	ed : 10%		•	

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$80,300	5	\$1,200	
	Other Observation, Extent : M.	loderate, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : Main Service	Disconnect Switch	Rated @ 5000 Am	peres		
Transformers						
Dry Type	100%	2039	* *	5	\$1,100	
	Other Observation, Extent : M.	loderate, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: 150 Kva, 480/	208/120 V				
Switchgear / Switchboard						
Fused Disc Sw	30%	2026	\$104,900	5	\$400	
Fused Disc Sw	20%	2046	* *	5	\$200	
Molded Case Bkrs	45%	2046	* *	5	\$3,400	
Molded Case Bkrs	5%	2026	\$17,500	5	\$400	

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

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

Asset #: 126

Electrical		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
Under 600 Volts				•				•
Raceway								
Conduit	20%			2026	\$79,800	1		
Conduit	80%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2025	\$18,300	5	\$300	
Molded Case Bkrs	90%			2042	* *	5	\$6,800	
Molded Case Bkrs	5%			2025	\$18,300	5	\$400	
Wiring								
Braided Cloth	10%	2-4	\$61,500	2051	* *	1		
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Through	out					
	Explana	tion : Insul	ation Aged					
Thermoplastic	90%			2046	* *	1		
Motor Controllers								
Locally Mounted	40%			2024	\$77,700	5	\$800	
Locally Mounted	40%			2031	* *	5	\$800	
Motor Control Center	20%			2031	* *	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$88,100	
Generators								
Diesel	100%			2035	* *	1	\$110,900	
		servation, E 1 : Generat	Extent : Moderate, A or Room	Area Affe	ected : 100%			
	Explana	tion : Emer	gency Generator R	ated @	750 Kw			
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$10,600	
Fuel Storage								
Day Tank	50%			2042	* *	5	\$20,600	
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Generat						
	Explana	tion : 275 (Gallon Capacity					
Main Tank	50%	<u>-</u>		2054	* *	5	\$3,300	
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Outside						
	Explana	tion : 3000	Gallon Capacity					

Lighting

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

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

Asset #: 126

Electrical	Current Repa	air Futu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ighting							
Interior Lighting							
Fluorescent	90%	2031	* *	10	\$183,100		
	T-8 Lamps And Fixtures,		ea Affected : 100%				
	Location: Throughout	The Building					
Fluorescent	5%	2031	* *	10	\$10,200		
	T-5 Lamps And Fixtures,	Extent : Moderate, Are	ea Affected : 100%				
	Location : Offices						
Fluorescent	5%	2031	* *	10	\$10,200		
	Compact Fluorescent Lig	ht, Extent : Moderate,	Area Affected : 100		. ,		
T. 1.1.1	Location : Hallways						
Egress Lighting	50 0/	2026	¢55,000	1			
Emergency, Service	50%	2026	\$55,800 * *	1			
Exit, LED	50%	2041	* *	1			
Exterior Lighting	1000/	2021	* *	1.0	Φ000		
HID	100%	2031	de de	10	\$900		
ightning Protection							
Arresters/Cabling	1,000/	2054	* *	_	¢1 200		
Generic	100%	2054		5	\$1,300		
Alarm							
Security System	70%						
No Component Generic	30%	2031	* *	1	\$32,100		
Generic	Other Observation, Exten			1	\$52,100		
	Location : Hallways An		естей. 100/0				
	Explanation : C C T V						
Fire/Smoke Detection	Explanation . C C I V	Sui veittance Cameras					
Generic, Digital	100%	2031	* *	1-3	\$176,400		
Generic, Digital				1-3	φ1/0 ,4 00		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building						
	Explanation : Strobe Lig Stations	ghts, Smoke Detectors,	Horns, Alarm Bells	s And Ma	nual Pull		

Mechanical	Current Repa	ir Futı	re Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Campus Steam	100%	2036	* *	1		
•	Other Observation, Extent	: Light, Area Affecte	d : 100%			
	Location: Basement Me	chanical Room				
	Explanation : Steam Fro	m Power House				
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2029	* *	5	\$13,200	
Steam						

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

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

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

Asset #: 126

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$57,000	2034	**	4	\$10,900	
			Extent : Severe, Are	a Affecte	rd: 70%			
		: Through		10				
m : 15 :	Explanat	ion : Defe	ctive Distribution C	ontrol S	ystem			
Terminal Devices	5 00/			2021	* *	1	¢60,600	
Air Handler	50%			2031	* *	1	\$68,600	
Convector/Radiator	50%			2031	* *	1	\$35,800	
Air Conditioning								
Energy Source Electricity	100%			2034	* *	1		
	100%			2034		1		
Conversion Equipment Reciprocating	1.50/	Now	¢115 500	2036	* *	1	\$13,900	
Compr/Chiller	15%	Now	\$115,500	2030		1	\$13,900	
Compr/Chiner	Abandona	l in Place	Extent : Severe, Ai	oa Affac	ted : 15%			
		: Room E		еи Ајјес	iea . 1570			
				ffootod .	150/			
		geranı, Ex : Room E.	tent : Light, Area A	jjeciea :	13%			
V. G		. Koom E.	2102.					
No Component	85%			1.00				
			Extent : Light, Area	Affected	: 0%			
	Location		- 1 W E D	1.1: C				
Distribution	Ехріапан	ion : Chili	ed Water From Bui	iaing S				
Chilled Wtr Pipe/Pump	85%			2046	* *	4	\$13,900	
No Component	15%			2040		4	\$15,900	
Terminal Devices	1370							
Air Handler/Cool/Ht	100%			2031	* *	1	\$137,200	
Heat Rejection	10070			2031		1	φ137,200	
Air Condenser Unit	15%			2021	\$10,200	2	\$23,200	
No Component	85%			2021	\$10,200	2	\$23,200	
Ventilation	0370							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$123,700	
Exhaust Fans	10070			- LII L			Ψ123,700	
Interior	80%			2031	* *	2	\$5,400	
Roof	20%			2031	* *	2	\$1,400	
Plumbing	2070			2031			φ1,100	
H/C Water Piping								
Brass/Copper	80%			2046	* *	1		
Galv Iron/Steel	20%			2024	\$135,500	1		
HW Heat Exchanger					,- ••			
Low Temp	100%			2046	* *	4	\$32,900	
Sanitary Piping							,, 0	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	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 #: 126

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2031	* *	4	\$2,500	
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$2,500	
Backflow Preventer						
Generic	100%	2031	* *	1	\$13,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected : 10	00%			
	Location: B-10					
	Explanation: 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$116,000	
Sprinkler						
Generic	100%	2046	* *	1-2	\$62,100	
Fire Pump						
Generic	100%	2035	* *	1	\$41,400	

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

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 20-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,8,ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,334,800	\$284,800
Interior Architecture	\$395,600	\$35,500
Electrical	\$1,009,700	\$220,800
Total	\$3,740,200	\$541,100
Importance Code A	\$2,334,800	\$284,800
Importance Code B	\$1,405,300	\$256,300
Total	\$3,740,200	\$541,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$102,100			
Interior Architecture	\$104,700			\$11,400
Electrical	\$1,600	\$1,600	\$2,300	\$2,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$224,100	\$17,400	\$18,000	\$30,100
Importance Code A	\$102,100			\$700
Importance Code B	\$122,000	\$17,400	\$18,000	\$29,400
Importance Code C				
Total	\$224.100	\$17,400	\$18,000	\$30,100



 $[\]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 #: 128

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls Masonry: Brick	90% Now Int Mortar Miss/Ero Location : Through		LIFE te, Area A	* * Affected : 50%	5	\$104,900	
	Spalling, Extent: Mo Location: South Fo Vertical Cracks, Exte Location: South Fo	acade, North Facac ent : Moderate, Are	le				
	Other Observation, I Location : Through Explanation : Build	out		cted : 100%			
Masonry: Granite	3%		LIFE	* *	5	\$2,600	
Masonry: Limestone	2% Now Jnt Mortar Miss/Ero Location: Through		LIFE te, Area A	* * Affected : 25%	5	\$1,700	
Stucco Cement	5% Now Cracking/Crumbling Location: Penthou Worn/Eroded, Extent Location: Penthou	se : Moderate, Area			5	\$7,300	
Windows		~ -					
Aluminum	95% Now Deformed/Dented, E. Location: Through Glazing Broken/Crac Location: Through Glazing Clouded, Ex Location: Through	out sked, Extent : Mode out tent : Moderate, Ai	erate, Are	a Affected : 20%	5	\$13,100	
Steel	5% Now Corrosion/Rusting, E Location: Stairs Deteriorated Finish, Location: Stairs Thermally Inefficient Location: Stairs	Extent : Moderate,	Area Aff	ected : 100%	5	\$8,600	
Parapets							
Masonry: Brick	90% Now Jnt Mortar Miss/Ero Location: Through Worn/Eroded, Extend Location: Through	out : Moderate, Area			5	\$6,700	
Metal: Cage/Fence	10% Now Broken/Missing Elen Location: Through Corrosion/Rusting, E Location: Through	out Extent : Moderate, A			5	\$2,400	1

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY

Asset #: 128

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior											
Roof	20%	Now	\$26,500	2036	* *						
Built-Up (BUR)											
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% Location : Lower Roof									
			•	a Affecte	ed : 35%						
	Vegetation Growth, Extent : Severe, Area Affected : 35% Location : Lower Roof										
			: Moderate, Area	Affected	: 50%						
	Location	n : Lower Ro	oof								
IRMA/Protected	78%			2026	\$180,000	10	\$22,100				
Membrane											
Skylight, Metal/Glass	2%	Now	\$85,500	2056	* *						
		_	Extent : Moderate, A	rea Affe	cted : 35%						
		n : Lower Ro	·								
	-		xtent : Moderate, A	rea Affeo	cted : 50%						
	Location	n : Lower Ro	oof								
nterior Floors											
Carpet	10%	Now	\$99,000	2028	* *	3	\$11,400				
Carper	Worn/Eroded, Extent: Moderate, Area Affected: 65%										
		n : Penthou		55							
	Wrinkling	, Extent : M	l oderate, Area Affe	cted : 15	5%						
	Location	n : Penthou	se								
Terrazzo	30%	ı		LIFE	* *	5	\$17,800				
Vinyl Tile	60%			2021	\$395,600	3	\$22,800				
Interior Walls											
Gypsum Board	10%			LIFE	* *	5	\$5,300				
Plaster	90%	1		LIFE	* *	5	\$23,700				
Ceilings				2021	a ·	_	42 000				
AcousTileSusp.Lay-In	5%			2031	* *	5	\$3,800				
Exposed Concrete	20%			LIFE	* *	5	\$2,400				
Plaster	75%	1		LIFE	ጥ ጥ	5	\$35,500				

Electrical	Current Repair	Future	Replacement	M	aintenance	
system Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2026	\$8,500	5	\$1,400	
	Other Observation, Extent : Moderate	te, Area Affect	ted : 100%			
	Location: Electrical Room					
	Explanation: One Electrical Service	ce - No Rating	. Available			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$99,900	5	\$1,400	
Raceway						
Conduit	90%	2026	\$47,300	1		
Conduit	10%	2036	* *	1		

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

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

Asset #: 128

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•				<u> </u>		
Panelboards							
Molded Case Bkrs	100%		2025	\$68,800	5	\$1,400	
Wiring							
Braided Cloth	90% 2-4	\$70,900	2051	* *	1		
	Other Observation, E.		Area Affe	ected : 100%			
	Location : Through	_					
	Explanation : Insula	tion Aged					
Thermoplastic	10%		2036	* *	1		
Motor Controllers							
Locally Mounted	90% 2-4	\$42,800	2046	* *	5	\$200	
	Other Observation, E.		Area Affe	ected : 100%			
	Location : Basemen						
	Explanation : On Ex	xtended Life					
Locally Mounted	10%		2024	\$4,800	5		
Stand-by Power							
Transfer Switches							
Automatic	100%		2031	* *	1	\$15,800	
Lighting							
Interior Lighting	0.50			4000 400			
Fluorescent	95%	16 1	2021	\$809,200	10	\$44,100	
	Other Observation, E.		Area Affe	ected : 100%			
	Location: Through	_					
	Explanation: T12 L	amps	2021			ф100	
Incandescent	5%		2021	\$42,600	2	\$100	
Egress Lighting	1000/		2026	447.2 00			
Exit, Service	100%		2026	\$17,300	1		
Exterior Lighting	1000/						
Not Accessible	100%						
Alarm							
Security System	1000/						
Not Accessible	100%						
Fire/Smoke Detection	1000/						
Not Accessible	100%						

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
Heating								
Energy Source								

Energy Source

Campus Steam 100% 2036 ** 1
Other Observation, Extent: Light, Area Affected: 100%

Location: Whole

Explanation: This Is Vacant Building

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY

Asset #: 128

Mechanical		Current F	Repair	Futur	e Replacement	t Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Not Accessible	100%								
			xtent : Light, Area	Affected	!: 0%				
	Location								
	Explana	tion : This I	Building Is Not Occ	rupied					
Distribution	1000/								
Not Accessible	100%								
Terminal Devices	100-								
Not Accessible	100%								
Air Conditioning									
Energy Source	1000/								
Not Accessible	100%								
Conversion Equipment									
Not Accessible	100%								
Distribution									
Not Accessible	100%								
Terminal Devices									
Not Accessible	100%								
Heat Rejection									
Not Accessible	100%								
Dehumidifier									
Not Accessible	100%								
Ventilation									
Distribution									
Not Accessible	100%								
Exhaust Fans									
Not Accessible	100%								
Plumbing									
H/C Water Piping	100-								
Not Accessible	100%								
Water Heater									
Not Accessible	100%								
HW Heat Exchanger									
Not Accessible	100%								
Sanitary Piping	3 = =								
Not Accessible	100%								
Storm Drain Piping									
Not Accessible	100%								
Sump Pump(s)									
Not Accessible	100%								
Sewage Ejector(s)									
Not Accessible	100%								
Backflow Preventer									
Not Accessible	100%								
Fixtures									
Not Accessible	100%								
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.

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY

Asset #: 128

Mechanical		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Not Accessible	100%							
Escalators								
Not Accessible	100%							
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							
Chemical System	•	•	_			•		
Not Accessible	100%							

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 20-Feb-2015 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,697,600	\$172,800
Interior Architecture	\$712,500	\$51,900
Electrical	\$1,636,400	\$389,500
Total	\$4,046,500	\$614,200
Importance Code A	\$1,697,600	\$172,800
Importance Code B	\$2,220,400	\$441,400
Importance Code C	\$128,400	
Total	\$4,046,500	\$614,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$21,500			
Interior Architecture	\$3,800	\$2,200		\$5,200
Electrical	\$26,000	\$10,300	\$9,400	\$55,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$55,200	\$16,500	\$13,400	\$64,300
Importance Code A	\$21,500			\$100
Importance Code B	\$29,900	\$14,300	\$13,400	\$64,200
Importance Code C	\$3,800	\$2,200		
Total	\$55,200	\$16,500	\$13,400	\$64,300



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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Asset #: 299

rchitecture	Current Repair	Future Replacement	М		
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Masonry: Brick	95% Now \$576,400 Cracking/Crumbling, Extent: Moderate Location: Upper Roof At Vertical Pie. Misaligned/Bulging, Extent: Severe, Ar Location: Upper Roof At Vertical Brid Rusting Masonry Supt, Extent: Severe, A Location: Upper Roof At Vertical Pie. Water Penetration, Extent: Moderate, A Location: Stair Exit #5 In Basement Other Observation, Extent: Moderate, A Location: Throughout Explanation: Building Is Currently Vo	rs Of Terrace sea Affected : 20% ck Piers At Terrace Area Affected : 20% rs Of Terrace Area Affected : 10%	5	\$62,300	1
Masonry: Limestone	5% Now \$73,200 Jnt Mortar Miss/Erod, Extent: Moderat Location: Throughout Coping, Spand	LIFE * * te, Area Affected : 25%	5	\$2,500	
Windows	0 1 0 1				
Wood	100% Now \$634,400 Deteriorated Finish, Extent: Moderate, Location: Throughout Dry Rot/Decay, Extent: Moderate, Area Location: Throughout Insect/Bird Damage, Extent: Moderate, Location: Throughout Split/Cracked, Extent: Moderate, Area Location: Throughout	a Affected : 25% Area Affected : 25%	5	\$110,500	
Parapets					
Masonry: Brick	90% Now \$106,800 Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout	LIFE ** te, Area Affected : 25%	5	\$9,000	
Masonry: Limestone	10% Now \$21,500 Jnt Mortar Miss/Erod, Extent: Severe, A Location: Throughout Cornice And C Loose Units, Extent: Moderate, Area Aj Location: Coping	oping	5	\$1,300	1

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Asset #: 299

rchitecture	Current	Repair	Future	Replacement	М	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Roof	60% Now	¢166 900	2036	* *			
Built-Up (BUR)	Debris Present, Exter Location: Through Drains Clogged, Exter Location: Lower R Ponding, Extent: Set Location: Lower R Worn/Eroded, Extent	out ent : Moderate, Are oof, West Side vere, Area Affected oof, West Side : : Moderate, Area A	a Affected va Affected : 15%	: 20% 1 : 20%			
	Location : Through	out					
Copper/Terne	25%		2041	* *	10	\$37,100	
Panel/Paver: Cer/Brk	15% Now Cracking/Crumbling. Location: Upper Ro Debris Present, Exter Location: Upper Ro Vegetation Growth, 1	oof nt : Moderate, Arec oof	a Affected	: 15%			
	Location : Upper Ro Water Penetration, E Location : Upper Ro	Extent : Moderate, A	Area Affeo	ted : 20%			
erior Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$18,200	
Terrazzo	40%		LIFE	* *	5	\$26,000	
Vinyl Tile	50% Now	\$361,100	2036	* *	3	\$15,600	
vinyi The	Cracking/Crumbling Location: Through Worn/Eroded, Extens Location: Through	, Extent : Moderate out : Moderate, Area	, Area Afj		3	Ψ13,000	
Interior Walls							
Ceramic Tile	5%		2029	* *	5	\$4,300	
Plaster	90% Now Cracking/Crumbling, Location: Basemen Water Penetration, E Location: Basemen	nt, 4th Floor, Corri Extent : Moderate, A	dors Area Affec		5	\$23,500	
Plywood/Hardboard	5% Now Dry Rot/Decay, Exte		LIFE Affected	**			
Ceilings							
Plaster	100% Now Water Penetration, E Location: Through		LIFE Area Affec	* * ted : 10%	5	\$51,900	

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 KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Asset #: 299

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
Inder 600 Volts Service Equipment Fused Disc Sw	Location	: Electrico	Extent : Moderate, A al Room 1200 Amps Main D			5	\$300	
Switchgear / Switchboard	Елрини	non . One	1200 Imps man D	isconnec	Butten			
Fused Knife Sw		2-4 led Life, Ex : Electrica	\$112,400 tent : Moderate, Ar al Room	2056 ea Affec	* * ted : 90%	5	\$100	
Molded Case Bkrs	10%			2026	\$12,500	5	\$200	
Raceway Conduit	100%			2026	\$101,300	1		
Panelboards Fused Disc Sw	5%			2025	\$3,400	5	\$100	
Fused Knife Sw	5% 5%	2-4	\$3,400	2023	\$5,400 * *	5	\$100	
Tused Rime SW	Pitted/Cor		wrk, Extent : Model		a Affected : 5%	3		
Molded Case Bkrs	40%			2034	* *	5	\$700	
Molded Case Bkrs	50%			2025	\$34,400	5	\$800	
Wiring Braided Cloth		_	\$125,800 ent : Moderate, Are out The Building	2051 a Affecte	* * ed : 100%	1		
Thermoplastic	20%			2026	\$31,400	1		
Motor Controllers Locally Mounted	100%			2024	\$67,400	5	\$400	
round Grounding Devices Generic	Location	2-4 ervation, E : Water M tion : Corre		LIFE Area Affe	* * ected : 100%	5	\$900	
tand-by Power	Expression	non . com	, aca					
Transfer Switches Automatic	100%			2024	\$11,500	1	\$19,100	
Generators Diesel	Location		Extent : Moderate, A The Building 60 Kw	2022 Area Affe	\$90,200 ected : 100%	1	\$24,100	
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,300	
Fuel Storage Main Tank	Location	: Generat	Extent : Moderate, A or Room - Outside 100 Gallon	2029 Area Affe	* * ected : 100%	5	\$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 KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Asset #: 299

Electrical	Current Repair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2021	\$450,800	10	\$48,400	
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location : Throughout The Bui	lding				
	Explanation: Using T-12 Lam	ps				
Incandescent	5%	2021	\$24,000	2	\$100	
Egress Lighting						
Emergency, Service	40%	2021	\$11,200	1		
Emergency, Battery	10%	2026	\$7,700	10	\$1,300	
Exit, Service	50%	2021	\$9,500	1		
Exterior Lighting						
HID	100%	2021	\$240,200	10	\$200	
Alarm						
Security System						
No Component	50%					
Generic	50%	2026	\$96,200	1	\$11,600	
Fire/Smoke Detection						
Generic, Analog	100%	2021	\$658,800	1-3	\$39,500	

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority
Heating			
Energy Source			
Campus Steam	100%	2036 * *	1
	Other Observation, Extent : Lig. Location : Whole Explanation : This Is Vacant F	ht, Area Affected : 100% Building. Steam Supplied From Pow	ver House
Conversion Equipment		o zemiestri	
Not Accessible	100%		
Distribution			
Not Accessible	100%		
Terminal Devices			
Not Accessible	100%		
Air Conditioning			
Energy Source			
Not Accessible	100%		
Conversion Equipment			
Not Accessible	100%		
Terminal Devices			
Not Accessible	100%		
Heat Rejection			
Not Accessible	100%		
Dehumidifier			
Not Accessible	100%		
Ventilation			

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

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Asset #: 299

Mechanical		Current l	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping	1000/							
Not Accessible	100%							
Water Heater	4.0.0							
Not Accessible	100%							
HW Heat Exchanger	400							
Not Accessible	100%							
Sanitary Piping	400							
Not Accessible	100%							
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)	400							
Not Accessible	100%							
Pool Filter/Treatment	4.0.0							
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Vertical Transport								
Elevators	400							
Not Accessible	100%							
Escalators								
Not Accessible	100%							
Fire Suppression								
Standpipe	1.0007							
Not Accessible	100%							
Sprinkler	400							
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 19-Feb-2015 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,293,900	\$100,600
Interior Architecture	\$904,600	\$343,700
Electrical	\$2,066,900	\$1,601,100
Mechanical	\$607,200	\$1,121,900
Total	\$7,872,700	\$3,167,300
Importance Code A	\$4,293,900	\$159,600
Importance Code B	\$3,578,800	\$3,007,700
Total	\$7,872,700	\$3,167,300

Total	\$113,400	\$46.900	\$67.800	\$72.100
Importance Code C				
Importance Code B	\$62,000	\$37,100	\$67,800	\$55,000
Importance Code A	\$51,300	\$9,800		\$17,000
Total	\$113,400	\$46,900	\$67,800	\$72,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$26,500	\$12,700	\$33,500	\$26,600
Electrical	\$25,700	\$14,500	\$20,000	\$13,500
Interior Architecture			\$4,400	\$5,300
Exterior Architecture	\$51,300	\$9,800		\$16,800
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



Maintenance \$ are aggregated over a ten-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

rchitecture		Current F	Repair	Futu	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls					* *			
Masonry: Brick	Location Diagonal Location Horizonta Location Sidewalk Location Spalling, Location Staining/I Location Vertical C Location Water Pen	Crumbling, 1: East Fac Cracks, Ex. 1: Bulkhead 1: Cracks, E 1: Bulkhead Shed in Use 1: North Fa Extent: Sev 1: East Fac Discoloring, 1: Through Cracks, Exte 1: Bulkhead Inetration, E	ere, Area Affected vade, Bulkheads, C Extent : Moderate out nt : Severe, Area A ds, Penthouse xtent : Moderate, A	orners Affected a Affecte e, Area A : 45% orners, A e, Area A ffected:	cted: 50% : 15% d: 15% Affected: 50% Areaway(s) ffected: 50% 15% cted: 20%	5	\$63,500	1
Granite Panels	35%		\$1,608,100	LIFE	* *	5	\$37,100	1
	Location Staining/I	n : North Fo	Extent : Severe, A acade, South Facad Extent : Moderate out	le				
Panel/Paver: Limestone	_		\$473,200 Extent : Severe, A cade	LIFE rea Affec	* * cted : 10%	5	\$10,600	
	Location Staining/I	ı : West Fac	Extent : Severe, A		cted : 25%			
		netration, E n : West Fac	xtent : Severe, Arec cade	a Affecte	d : 25%			
Slate Panels	_		\$37,800 Extent : Light, Are	LIFE ea Affect	* * ed : 10%	5	\$5,300	
Window Wall	5%			2036	* *	5	\$26,500	
Windows								
Aluminum	Location Deformed Location Deteriora	ation, Extern: Through h/Dented, Ex n: Through	ctent : Moderate, A out Extent : Severe, Ar	rea Affe	cted : 50%	5	\$14,900	
Matal La			oni ————————————————————————————————————	2020	* *	10	ቀለ የለሳ	
Metal Louvers	5%			2029	* *	10	\$9,800	

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

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

Asset #: 108

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Parapets							
Masonry: Brick	70% Now Cracking/Crumbling Location: Through Jnt Mortar Miss/Ero Location: Interior Spalling, Extent: Set Location: Through	oout d, Extent : Severe, A Face vere, Area Affected	Area Affect		5	\$5,900	1
Granite Panels	20% Now Cracking/Crumbling Location: North For Staining/Discoloring	acade, South Facad , Extent : Moderate	le , Area Affe		5	\$1,900	
D 100 1	Location: North F			* *		Φ000	
Panel/Paver: Limestone	10% Now Loose/Miss Fastener Location: Coping Other Observation, I Location: Coping Explanation: Brok	At Bulkheads Extent : Severe, Are At Bulkheads	a Affected	red : 25%	5	\$900	
Roof							
Built-Up (BUR)	90% Now Blisters, Extent: Mo Location: Through Drains Inad/Misposi Location: Through Water Penetration, E Location: 5th Floo Worn/Eroded, Extendal Location: Through	out n, Extent : Moderat nout Extent : Moderate, A or Corridor Near E t : Moderate, Area	e, Area Affe Area Affecto evator	ed : 10%			
Metal Panel	5%		2031	* *	10	\$3,600	
Panel/Paver: Cer/Brk	5% Now Cracking/Crumbling Location: Lower R Worn/Eroded, Extend Location: Lower R	oof t : Moderate, Area .					
nterior							
Floors	250/		2021	* *	_	Φ 7 4.100	
Quarry Tile	35%		2031	* *	5 5	\$74,100	
Terrazzo Vinyl Tile	10% 25%		LIFE 2026	\$306,600	5	\$11,000 \$13,200	
Vinyl Tile 9" X 9"	30% Now Cracking/Crumbling Location: Through Worn/Eroded, Exten	nout	2036 , Area Affe	* * ected : 50%	3 3	\$15,900 \$15,900	
	Location: 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.

Asset #: 108

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$19,800	
Masonry: Brick	10%			LIFE	* *			
SGFT/Glazed Masonry	70%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$233,400	2046	* *	5	\$17,600	
	U	0.	, Extent : Moderate r Corridor Near El		ffected : 5%			
			xtent : Moderate, A r Corridor Near El	00	cted : 10%			
AcousTileSusp.Lay-In	45%	Now	\$157,500	2031	* *	5	\$31,700	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Basement Corridor Near Elevator, Lobby							
		ded, Extent : Through	: Moderate, Area A out	Affected	: 50%			
Exposed Concrete	30%			LIFE	* *	5	\$6,600	
Metal Panel	5%			LIFE	* *	5	\$8,800	

ectrical		Current Rep	pair	Futur	e Replacement	M	aintenance		
stem Component Type	% of 1 Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts									
Service Equipment									
Air Circuit Breaker	75%			2026	\$28,400	5	\$400		
	Other Obse	rvation, Exte	nt : Moderate, A	Area Affe	ected : 100%				
	Location .	: Electrical F	Room						
	Explanati	on : 3- Main	Service Discon	iect Swii	ches Rated @ 1600) Ampere	2.5		
Fused Disc Sw	25%			2026	\$9,500	5	\$100		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location .	Location : Electrical Room							
	Explanati	on : Main Se	rvice Switch Ra	ted @ 12	200 Amperes				
Switchgear / Switchboard	-				-				
Air Circuit Breaker	90%			2026	\$112,400	5	\$400		
Fused Disc Sw	10%			2026	\$12,500	5			
Raceway									
Conduit	100%			2026	\$101,300	1			
Panelboards									
Fused Disc Sw	5%			2025	\$4,600	5	\$100		
Molded Case Bkrs	95%			2025	\$87,100	5	\$2,300		
Wiring					·		•		
Braided Cloth	90%	2-4	\$141,500	2051	* *	1			
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location .	Throughour	The Building						
Thermoplastic	10%			2026	\$15,700	1			

 $[\]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 #: 108

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Motor Controllers							
Locally Mounted	20%	2024	\$38,300	5	\$100		
Motor Control Center	80%	2024	\$108,700	5	\$2,000		
Ground							
Grounding Devices				_			
Generic	100% 2-4	\$9,700 LIFE	**	5	\$1,400		
	Other Observation, Extent :	Moderate, Area Affe	cted : 100%				
	Location: Water Main						
G. 11 D	Explanation: Corroded						
Stand-by Power							
Transfer Switches Automatic	100%	2024	¢11 500	1	\$28,600		
	100%	2024	\$11,500	1	\$20,000		
Generators Diesel	100%	2022	\$90,200	1	\$36,000		
Diesei	Other Observation, Extent : 1			1	\$30,000		
	Location: Generator Roon		ciea . 10070				
	Explanation: Emergency (150 Kw				
Batteries	Explanation . Emergency C	Jeneraior Raiea & 1	JO KW				
Lead/Acid	100%	2018	\$1,500	5	\$3,400		
Fuel Storage	100/0	2010	ψ1,500		Ψ3,400		
Day Tank	50%	2025	\$3,500	5	\$8,600		
Duy Tumi	Other Observation, Extent :			C	Ψο,σσσ		
	Location : Generator Roon						
	Explanation : 275 Gallons	Rated Capacity					
Main Tank	50%	2029	* *	5	\$1,400		
	Other Observation, Extent :		cted : 100%		+-,		
	Location : Outside	. 30					
	Explanation: 30,000 Gallo	ons Rated Capacity					
Lighting	-	•					
Interior Lighting							
Fluorescent	95%	2021	\$1,485,200	10	\$81,000		
	T-12 Lamps And Fixtures, Ex		ea Affected : 100%	6			
	Location : Throughout The	Building					
Fluorescent	5%	2026	\$78,200	10	\$4,300		
	Compact Fluorescent Light,	Extent : Moderate, A	Area Affected : 100	%			
	Location : Basement						
Egress Lighting							
Emergency, Service	50%	2026	\$23,400	1			
Exit, Service	50%	2026	\$15,800	1			
Exterior Lighting							
HID	100%	2021	\$359,200	10	\$300		

Alarm

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

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

Asset #: 108

Electrical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Alarm									
Security System									
No Component	70%								
Generic	30%	2031 **	1 \$10,400						
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Hallways								
	Explanation: CCTV Surveillance C	Cameras							
Fire/Smoke Detection									
Generic, Digital	100%	2026 \$985,000	1-3 \$57,300						
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Smoke De Horns	etectors, Manual Pull Statio	ons, Alarm Bells And						

Mechanical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Campus Steam	100%		2036	* *	1		
(servation, Extent : Light, Ar		! : 100%			
		n : Basement Mechanical Ro					
	Explana	tion : Steam From Power P	lant				
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2022	\$59,000	5	\$5,500	
Steam							
Distribution							
Steam Piping/Pump	100%		2026	\$391,000	4	\$6,900	
Terminal Devices							
Air Handler	40%		2021	\$205,100	1	\$23,000	
Convector/Radiator	40%		2024	\$359,300	1	\$12,000	
Fan Coil Unit/Heat	20%		2021	\$284,800	1	\$6,000	
ir Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Centrifugal, Elec Chiller	40%		2029	* *	1	\$40,300	
I		efrigerant, Extent : Light, Ai	rea Affecte	d:40%			
	Location	n : Basement					
Window/Wall Unit	60%		2021	\$117,300	1		<u> </u>
Distribution							
Chilled Wtr Pipe/Pump	40%		2036	* *	4	\$1,800	
No Component	60%						
Terminal Devices							
Air Handler/Cool/Ht	40%		2026	\$161,600	1	\$23,000	
No Component	60%						

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

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

Asset #: 108

Mechanical		Current 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
Air Conditioning Heat Rejection								
Water Cooling Tower	40%			2024	\$98,100	2	\$37,400	
No Component	60%							
Ventilation								
Distribution	1000/				de de	o -	Φ 	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$51,900	
Exhaust Fans	2004			2026	427.7 00	•	4000	
Interior	30%			2026	\$25,500	2	\$900	
Roof	70%			2026	\$52,900	2	\$2,000	
Plumbing								
H/C Water Piping	1000/			2026	* *	1		
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger	1000/			2026	* *	4	¢0.200	
Low Temp	100%			2036	* *	4	\$9,200	
Sanitary Piping	1.000/			LIDE	* *	1		
Cast Iron	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	100%			LIFE		1		
Sump Pump(s) Rigid Piping	100%			2026	\$11,300	4	\$2,500	
Sewage Ejector(s)	100%			2020	\$11,500	4	\$2,300	
Electric	100%			2026	\$11,300	4	\$2,500	
Backflow Preventer	100%			2020	\$11,500	4	\$2,300	
Generic	100%			2031	* *	1	\$5,700	
Generic		ervation E	Extent : Light, Area			1	\$5,700	
			Enclosure	Пусстей	. 10070			
			ted Outside Bldg.					
Fixtures	Блрини	ion . Locu	ica Onisiae Biag.					
Generic	100%							
Vertical Transport	100/0							
Elevators								
Geared Traction	100%			LIFE	* *			
Gearca Traction		ervation, E	Extent : Light, Area		: 100%			
	Location		g,	33				
	Explana	tion : 2 Un	its					
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$48,600	

 $[\]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.

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 18-Feb-2015 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327718

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$64,900	\$1,087,900
Interior Architecture	\$168,400	\$600,800
Electrical	\$275,300	
Mechanical	\$39,200	\$1,021,800
Total	\$547,800	\$2,710,500
Importance Code A	\$64,900	\$1,087,900
Importance Code B	\$482,900	\$1,344,700
Importance Code C		\$278,000
Total	\$547,800	\$2,710,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$44,300			_
Interior Architecture		\$106,100		
Electrical	\$41,000	\$52,100	\$41,000	\$110,000
Mechanical	\$100,200	\$157,000	\$132,200	\$147,500
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$240,800	\$370,500	\$228,500	\$312,800
Importance Code A	\$50,300	\$5,900	\$11,300	\$6,600
Importance Code B	\$190,600	\$331,500	\$217,300	\$306,200
Importance Code C		\$33,100		



 $[\]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.

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER Asset #: 107

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls			_		
Metal/Glass Curt Wall	5%	LIFE **	5	\$32,500	
Pre-Cast Concrete	60%	LIFE **	5	\$675,000	
	Other Observation, Extent : Light, A				
	Location: Building Elevations Belo Explanation: Uniform Finish Pane	•			
Pre-Cast Concrete	20%	LIFE **	5	\$225,000	
Pre-Cast Concrete	Other Observation, Extent: Light, A	LIIL	3	\$223,000	
	Location: Building Elevations Belo				
	Explanation: Linear Ribbed Finish				
Stucco Cement	15%	2043 **	5	\$129,800	
Staces Cement	Other Observation, Extent : Light, A		3	Ψ125,000	
	Location: Mechanical Penthouse -		ls.		
	Explanation: Referring To An Eifs				
Windows					
Aluminum	100%	2048 **	5	\$28,000	
Parapets					
Concrete Masonry Unit	60%	LIFE **	5	\$7,800	
	Other Observation, Extent : Light, An	rea Affected : 100%			
	Location: Throughout				
	Explanation: Exterior Finish Is An				
Metal Rail	35%	2043 **	5-10	\$72,500	
Metal: Cage/Fence	5%	2043 **	5-10	\$4,400	
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location : 7th Floor				
	Explanation: 7th Floor Walk Out I	Roof Area Parapets			
Roof	7. 70./	2024	10	Φ=0.000	
IRMA/Protected	75%	2034 **	10	\$78,900	
Membrane	2004	2072			
Plaza Roof: Stone Panels		2052 **	10	Φ5 200	
Single Ply Membrane	5%	2034 **	10	\$5,300	
	Other Observation, Extent: Light, A				
	Location: 7th Floor Walk Out Roof			C	
	Explanation: 7th Floor Walk Out I	Roof Areas Contained An Astr	oturf Sur	face	
nterior					
Floors Cost in Place Congrete	1004	TIEE **	5	\$00.200	
Cast in Place Concrete Ceramic Tile	10%	LIIL	5	\$98,300	
	5% 304	2039 ** LIFE **	5 5	\$22,500 \$10,500	
Terrazzo Traffia Topping	3% 7%	2034 **	5 5	\$10,300	
Traffic Topping	Other Observation, Extent : Light, A		3	\$39,300	
	Location: Bathrooms	ей пувеней. 100/0			
	Explanation: Epoxy Flooring With	Abrasive Topping			
Vinyl Tile	75%	2034 **	3	\$126,300	
villyi Tile	1370	2034	3	\$120,300	

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER Asset #: 107

Architecture		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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	10%			2039	* *	5	\$66,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$26,500	
Glass: Single Pane	5%			LIFE	* *	5	\$24,800	
Gypsum Board	35%			LIFE	* *	5	\$139,000	
Gypsum Board	35%			LIFE	* *	5	\$139,000	
	Other Obser	rvation, Ex	tent : Light, Area	Affected	: 100%			
	Location:	All Floors	s With The Excepti	on Of Th	ne Basement And P	Penthouse	?	
			Almost Every Gyp al Impact Strip Pro		urd Wall Was Finis	shed In W	Vall Covering	
Ceilings								
AcousTileSusp.Lay-In	75%			2043	* *	5	\$336,900	
Exposed Concrete	5%			LIFE	* *	5	\$3,500	
		rvation, Ex Basement	tent : Light, Area	Affected	: 100%			
	Explanation	on : Basem	ent Ceiling					
Exposed Struc: Steel	10%			LIFE	* *			
	Other Obser	rvation, Ex	tent : Light, Area	Affected	: 100%			
	Location:	Penthouse	e Ceiling					
	Explanation	on : Corru	gated Decking Ove	er Steel I	Framing			
Gypsum Board	10%			LIFE	* *	5	\$56,100	

Electrical	Current Rep	air Futu	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$1,300	
	Other Observation, Exter	nt : Moderate, Area Affe	ected : 100%			
	Location: Electrical R	oom				
	Explanation: 2- Main	Service Switches Rated	@ 4000 Amperes E	Each		
Transformers						
Dry Type	100%	2039	* *	5	\$1,100	
	Other Observation, Exter	nt : Moderate, Area Affe	ected : 100%			
	Location : Electrical R	oom				
	Explanation: 1-500 K	va, 2- 225 Kva, 480/208	3/120 Volts			
Switchgear / Switchboard						
Fused Disc Sw	50%	2046	* *	5	\$600	
Molded Case Bkrs	50%	2046	* *	5	\$4,000	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Fused Disc Sw	30%	2042	* *	5	\$2,100	
Molded Case Bkrs	70%	2042	* *	5	\$5,500	

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER Asset #: 107

Electrical	Current Repair	Future Replac	ement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts		•		•			
Wiring							
Thermoplastic	100%	2046	* *	1			
Motor Controllers							
Locally Mounted	50%	2039	* *	5	\$1,000		
Variable Frequency	50%	2039	* *				
Drive							
Ground							
Grounding Devices Generic	1000/	LIFE	* *	5	\$4.400		
Stand-by Power	100%	LIFE		3	\$4,400		
Transfer Switches							
Automatic	100%	2039	* *	1	\$92,300		
Generators	100,0			•	<i>4,2,500</i>		
Diesel	100%	2035	* *	1	\$116,200		
	Other Observation, Extent: Moderate,	Area Affected : 10	0%		, ,		
	Location : Outside						
	Explanation: Emergency Generator	Rated @ 1750 Kw					
Batteries							
Nickel Cadmium	100%	2021	\$1,500	5	\$66,900		
Fuel Storage							
Main Tank	100%	2054	* *	5	\$8,800		
	Other Observation, Extent : Moderate,	Area Affected: 100	0%				
	Location: Outside	a •.					
I inhting	Explanation: 10,000 Gallons Rated C	ларасну					
Lighting Interior Lighting							
Fluorescent	80%	2031	* *	10	\$220,200		
raorescent	Other Observation, Extent : Moderate,		0%	10	Ψ220,200		
	Location: Throughout The Building	33					
	Explanation: T-8 Lamps						
Fluorescent	20%	2031	* *	10	\$55,100		
	Compact Fluorescent Light, Extent : M		cted : 100		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	Location: Throughout The Building						
Egress Lighting							
Emergency, Service	45%	2031	* *	1			
Emergency, Battery	5%	2031	* *	10	\$3,600		
Exit, Service	50%	2031	* *	1			
Exterior Lighting							
Fluorescent	100%	2031	* *	10	\$27,500		
	Compact Fluorescent Light, Extent: M	oderate, Area Affe	cted : 100)%			
	Location : Roof						

Alarm

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER

Asset	#	:	1	07
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Electrical	Current Repair	rent Repair Future Replacement		M			
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
No Component	70%						
Generic	30%	2031	* *	1	\$33,600		
	Other Observation, Extent: Modera	ate, Area Affected	: 100%				
	Location : Hallways And Mechani	ical Rooms					
	Explanation: CCTV Surveilland	ce Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2031	* *	1-3	\$184,900		
_	Other Observation, Extent : Modera	ate, Area Affected	: 100%				
	Location : Throughout The Building						
	Explanation: Strobe Lights, Smok Stations	e Detectors, Alarn	n Bells, Horn.	s And Ma	nual Pull		

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
leating								
Energy Source								
Campus Steam	100%			2036	**	1		
			xtent : Light, Area		: 100%			
			t Mechanical Roor					
	Explanat	ion : High	Press Steam From	Hospita	l Power Plant.			
Conversion Equipment								
Heat Exchanger	40%			2035	**	1	\$59,400	
			xtent : Light, Area		: 100%			
			t Mechanical Room			~		
	Explanat Units	ion : (2) St	eam To Hot Water	Heat Ex	changers For Rehe	eat Coils	And Terminal	
Pres. Reducing Valve/LI Steam	60%			2035	* *	5	\$10,700	
2000	Other Obse	ervation, E	xtent : Light, Area	Affected	: 60%			
	Location	: Basemen	t And Ph Mechani	cal Roon	ıs			
	Explanat	ion : 2 Stai	tions					
Distribution								
Hot Wtr Piping/Pump	40%			2042	* *	4	\$8,900	
Steam Piping/Pump	60%			2046	* *	4	\$13,300	
Terminal Devices								
Air Handler	60%			2031	* *	1	\$111,400	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Various '	Throughout The Bi	iidling				
	Explanat	ion : Rehed	at Coils Serving Al	l Consta	nt Volume System;	18 Units	.	
Convector/Radiator	20%			2039	* *	1	\$19,400	
Unit Heater-Stm/HW	20%			2031	* *	4	\$8,200	
ir Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER Asset #: 107

Mechanical **Current Repair Future Replacement** Maintenance System Cycle Estimated Cost | Priority % of Fail Date Estimated Cost Year Estimated Cost Component Total (Years) FY (Yrs) **Type** Air Conditioning Conversion Equipment Centrifugal, Elec Chiller 95% 2035 \$308,500 Other Observation, Extent: Light, Area Affected: 95% Location: Basement Mechanical Room Explanation: (3) Chillers, 500 Tons Each; R134a Interior Pkg Unit -2 5% 2030 \$900 Cooling R-134a Refrigerant, Extent: Light, Area Affected: 5% Location: Various Other Observation, Extent: Light, Area Affected: 5% Location: 7 Floors/2 Closets/Floor Explanation: Data Comm Closets Dx System 100% Back-up; (1) for Emerg Gen room Distribution Chilled Wtr Pipe/Pump 95% 2052 4 \$14,100 No Component 5% Terminal Devices Air Handler/Cool/Ht 95% 2031 1 \$176,300 Other Observation, Extent: Light, Area Affected: 95% Location: Basement / Penthouse Mechanical Rooms Explanation: Constant Volume With Reheat; 18 Units No Component 5% Heat Rejection Evap Condenser 5% 2031 2 \$10,500 Water Cooling Tower 95% 2027 \$836,800 2 \$286,900 Ventilation Distribution Ductwork/Diffusers 100% **LIFE** 2-5 \$167,300 **Exhaust Fans** * * Interior 60% 2031 2 \$5,500 Roof 40% 2031 2 \$3,700 Plumbing H/C Water Piping Brass/Copper 100% 2052 1 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: Duplex Booster Pumps With Clayton Valves Water Heater 2 Gas Fired 100% 2024 \$71,400 \$4,400 Sanitary Piping 100% **LIFE** Cast Iron 1 Storm Drain Piping

* *

1

LIFE

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.

100%

Cast Iron

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER Asset # : 107

Asset	#	:	1	0	7

Mechanical	Current Repair	Future R	eplacement	M	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Sump Pump(s)								
Rigid Piping	50%	2031	* *	4	\$1,200			
Submersible	50%	2020	\$3,400	4	\$800			
	Other Observation, Extent :	0	0%					
	Location : Basement Mech							
	Explanation : (1) For Base	ment Sanitary And Floo	r Drain					
Sewage Ejector(s)								
Electric	100%	2031	* *	4	\$2,500			
		Other Observation, Extent : Light, Area Affected : 100%						
	Location : Basement Mech							
	Explanation : Dual Unit, L	ead/lag						
Backflow Preventer								
Generic	100%	2034	* *	1	\$18,400			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent:	Light, Area Affected : 10	00%					
	Location: (7) 1-7; (1) B-re	oof						
	Explanation: 8 Units							
Fire Suppression								
Standpipe								
Generic	100%	2046	* *	1-5	\$151,300			
Sprinkler								
Generic	100%	2046	* *	1-2	\$84,100			
Fire Pump								
Generic	100%	2035	* *	1	\$56,000			

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: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 19-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,11,ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,542,600	\$309,500
Interior Architecture	\$2,038,200	\$117,500
Electrical	\$2,489,900	\$2,676,900
Mechanical	\$729,700	\$3,657,000
Total	\$6,800,500	\$6,760,800
Importance Code A	\$1,542,600	\$423,600
Importance Code B	\$5,257,800	\$6,337,200
Total	\$6,800,500	\$6,760,800

Exterior Architecture	\$79,500	\$3,100		
Interior Architecture	\$48,400	\$17,000		\$25,900
Electrical	\$30,300	\$36,200	\$38,100	\$39,900
Mechanical	\$45,500	\$12,700	\$31,300	\$63,000
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$247,100	\$112,500	\$112,800	\$172,200
Importance Code A	\$79,500	\$3,100		
Importance Code B	\$155,400	\$108,200	\$112,800	\$172,200
Importance Code C	\$12,200	\$1,200		
Total	\$247.100	\$112.500	\$112.800	\$172,200



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

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

Asset #: 106

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	
Exterior								
Exterior Walls								
Masonry: Brick	80%		LIFE	* *	5	\$100,000		
Masonry: Brick	13% Now	\$150,400	LIFE	* *	5	\$16,300		
	Jnt Mortar Miss/Erod		e, Area A	Affected : 50%				
	Location: Penthous		1 200	,				
	Spalling, Extent: Mod		rea : 30%	9				
	Location: Penthous		A CC . 1	200/				
	Worn/Eroded, Extent Location : Penthous		Affectea	: 30%				
			* ****	di di		# 1.000		
Masonry: Granite	2% Now	\$60,500	LIFE	**	5	\$1,900		
	Int Mortar Miss/Erod			Affectea : 10%				
	Location : East Face	_		-4-1-100/				
	Water Penetration, Ex Location : East Face			стеа : 10%				
Metal Panel	5% Now	\$15,500	2036	* *	5	\$11,700		
	Staining/Discoloring, Location : Througho		, Area Ą	ffected : 25%				
	Other Observation, E.	xtent : Moderate, 1	Area Affe	cted : 100%				
	Location: Througho	out						
	Explanation : These	Are Actually Lead	l Panels					
Windows								
Aluminum	10%		2042	* *	5	\$3,300		
Bronze/Brass	3%		2034	* *	5	\$6,100		
Steel	5% Now	\$87,400	2051	* *	5	\$10,200		
	Corrosion/Rusting, Ex		Area Affe	cted : 50%				
	Location: Penthous							
	Deteriorated Finish, I		Area Afj	fected : 50%				
	Location : Penthous							
Wood	82% Now	\$770,500	2051	**	5	\$134,200		
	Air Infiltration, Exten		Affected	l : 50%				
	Location : Throughout Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Broken/Missing Elema Location : Througho		erate, Ar	ea Affectea : 25%				
	Deteriorated Finish, I		Area Afi	fected : 50%				
	Location : Througho		33					
	Dry Rot/Decay, Exten		ı Affected	d : 25%				
	Location : Througho							
	Split/Cracked, Extent		Affected	: 50%				
	Location : Through							

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

Asset #: 106

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•		•		•
Parapets								
Masonry: Brick	Location Spalling, I	: Through	ht, Area Affected :		* * ted : 25%	5	\$8,000	
Masonry: Limestone	Int Morta	Now r Miss/Eroo e: Coping	\$28,600 l, Extent : Moderat	LIFE e, Area A	* * Affected : 25%	5	\$1,700	
Metal Rail	Location Deteriora	: 9th Floo	Extent : Moderate,			5	\$28,500	
Roof								
Clay Tile	Location Cracking/ Location Gut/DS No	: Penthou. Crumbling, : Penthou	Extent : Moderate se ss, Extent : Severe	, Area A	ffected : 25%			
Copper/Terne		Now Dented, Ex : Steeple	\$2,500 ktent : Moderate, A	2041 rea Affec	* * cted : 10%			
IRMA/Protected Membrane	10%			2026	\$59,000	10	\$7,200	
Paver: Asphalt	Location Worn/Ero	: Lower Ro	: Moderate, Area		-			
Traffic Topping	Location Cracking/	: Through	\$135,000 lerate, Area Affecto out 9th Floor Terro Extent : Severe, A r Terraces	ace Roof	s Along The East, S	South An	d North Wings	
	Loose/Del Location	am Surface : Through	e, Extent : Moderat out 9th Floor Terro : Moderate, Area	ace Roof	s Along The East,	South An	d North Wings	
nterior			out 9th Floor Terro			South An	d North Wings	

Interior

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

Asset #: 106

Total 5%	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
					(113)			
	Now	\$14,300	LIFE	* *	5	\$29,500		
	_		Area Aj	fected : 10%				
Location	: Basemen	t Entrance						
3%				* *	5			
				* *				
				* *				
15%				* *		\$15,100		
65%			2021	\$1,971,600	3	\$87,500		
5%			2029	* *	5	\$2,500		
5%			LIFE	* *	5	\$1,500		
					5			
					5	\$1,500		
Cracking/Crumbling, Extent: Severe, Area Affected: 20%								
Location : Stair To Upper Roof, 9th Floor								
Paint Peeling, Extent : Severe, Area Affected : 20%								
ater Pen	etration, E	xtent : Severe, Area	ı Affecte	d: 25%				
Location	: 9th Floor	r						
20%			LIFE	* *				
5%			LIFE	* *	5	\$9,900		
10%	Now	\$66,600	2031	* *	5	\$13,400		
roken/Mi	issing Elem	ents, Extent : Light	, Area Ą	ffected : 10%				
Location	: Through	out						
5%			2039	* *	5	\$13,400		
				* *				
				* *				
	Location 3% 2% 10% 15% 65% 5% 50% 10% racking/Location aint Peel Location atter Pen Location 20% 5% 10% roken/Mi	Location: Basemen 3% 2% 10% 15% 65% 5% 5% 5% 50% 10% Now racking/Crumbling, Location: Stair To aint Peeling, Extent Location: Stair To fater Penetration, E. Location: 9th Floor 20% 5% 10% Now roken/Missing Elem Location: Throught 5% 15%	Location: Basement Entrance 3% 2% 10% 15% 65% 5% 5% 5% 50% 10% Now \$12,200 racking/Crumbling, Extent: Severe, And Location: Stair To Upper Roof, 9th Floaint Peeling, Extent: Severe, Area Affel Location: Stair To Upper Roof, 9th Floater Penetration, Extent: Severe, Area Location: 9th Floor 20% 5% 10% Now \$66,600 roken/Missing Elements, Extent: Light Location: Throughout 5% 15%	2029 2% 2031 10% LIFE 15% 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2029 LIFE 2029 LIFE 2029 LIFE 2029 LIFE 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020	3% 2029 ** 2% 2031 ** 10% LIFE ** 15% 2031 ** 65% 2021 \$1,971,600 5% 2029 ** 5% LIFE ** 5% LIFE ** 50% LIFE ** 10% Now \$12,200 LIFE ** 10% Now \$12,200 LIFE ** Location: Stair To Upper Roof, 9th Floor aint Peeling, Extent: Severe, Area Affected: 20% Location: Stair To Upper Roof, 9th Floor atter Penetration, Extent: Severe, Area Affected: 25% Location: 9th Floor 20% LIFE ** 10% Now \$66,600 2031 ** roken/Missing Elements, Extent: Light, Area Affected: 10% Location: Throughout 5% 2039 ** Location: Throughout 5% 2039 ** 15% LIFE **	Section Sect	Section Sasement Entrance Section Sect	

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	
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2052	* *	5	\$5,800		
	Other Observation, Extent : Moderate, A	rea Affe	cted : 100%				
	Location : Electrical Room						
	Explanation : Main Service Disconnec	t Switch	Rated @ 2000 Am	peres			
Transformers							
Dry Type	100%	2043	* *	5	\$800		
-	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: 112.5 Kva, 480/208/120	Volts					

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

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

Asset #: 106

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	\$900	
Raceway							·	
Conduit	90%			2026	\$359,100	1		
Conduit	10%			2052	* *	1		
Panelboards								
Molded Case Bkrs	90%			2025	\$330,200	5	\$5,200	
Molded Case Bkrs	10%			2034	* *	5	\$600	
Wiring								
Braided Cloth	60%	2-4	\$368,800	2051	* *	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	30%			2036	* *	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers								
Locally Mounted	80%			2024	\$101,500	5	\$1,200	
Locally Mounted	20%			2031	* *	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$67,400	
Generators								
Diesel	100%			2035	* *	1	\$84,800	
			Extent : Moderate, A	Area Affe	ected : 100%			
		i : Generate						
	Explana	tion : Emer	gency Generator R	ated @ .	150 Kw			
Batteries	1.000/			2020	Φ1. 7 00	~	ΦΩ 100	
Lead/Acid	100%			2020	\$1,500	5	\$8,100	
Fuel Storage	500/			20.42	* *	~	Φ1 C 700	
Day Tank	50%			2042		5	\$16,700	
			Extent : Moderate, A	Area А <u></u> ЈЈе	естеа : 100%			
		i : Generate		e aitu				
M: To		uon : 150 C	Gallons Rated Capa		یار داد	~	#2 *20 *	
Main Tank	50%	, · · · ·		2054	**	5	\$2,600	
			Extent : Moderate, A	area Affe	естеа : 100%			
		ı : Outside	O Callon Can ta					
Lighting	Ехріапа	uon : 50,00	00 Gallon Capacity					

Lighting

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

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

Asset #: 106

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
Interior Lighting								
Fluorescent	40%			2021	\$1,209,800	10	\$66,000	
		-	tures, Extent : Mode	erate, Ar	ea Affected : 100%	ó		
	Locatio	n : Through	out The Building					
Fluorescent	3%)		2026	\$90,700	10	\$5,000	
	Compact	Fluorescen	t Light, Extent : Mo	derate, 1	Area Affected : 100	0%		
	Location	n : Basemer	ıt					
Fluorescent	55%)		2026	\$1,663,500	10	\$90,800	
	T-8 Lamp	s And Fixtu	res, Extent : Moder	rate, Are				
	_		out The Building					
HID	2%)		2021	\$9,000	10	\$100	
Egress Lighting					·			
Emergency, Service	40%)		2026	\$36,200	1		
Emergency, Battery	10%)		2026	\$24,800	10	\$4,300	
Exit, Service	50%)		2026	\$30,700	1		
Exterior Lighting								
HID	100%)		2021	\$845,400	10	\$700	
larm								
Security System								
No Component	70%)						
Generic	30%)		2031	* *	1	\$24,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Locatio	n : Hallway	S					
	Explana	tion : C C	TV Surveillance C	ameras				
Fire/Smoke Detection								
Generic, Digital	100%)		2031	* *	1-3	\$134,900	
	Other Observation, Extent: Moderate, Area Affected: 100%							
			out The Building					
	Explana Horns	ition : Smok	e Detectors, Strobe	Lights,	Manual Pull Statio	ons, Aları	n Bells And	

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating							
Energy Source							
Campus Steam	100%	2036	* *	1			
-	Other Observation, Extent : Ligh	t, Area Affected .	100%				
	Location: Basement						
	Explanation: Steam From Pow	er Plant					
Conversion Equipment							
Pres. Reducing Valve/LP	100%	2022	\$114,100	5	\$10,700		
Steam							
Distribution							
Steam Piping/Pump	100%	2026	\$1,284,600	4	\$13,300		

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

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

Asset #: 106

Mechanical	Curr	Futur	e Replacement	Maintenance			
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•			•
Terminal Devices							
Air Handler	20%		2021	\$198,400	1	\$22,300	
Convector/Radiator	80%		2024	\$1,390,200	1	\$46,500	
Air Conditioning						. , , , , , , , , , , , , , , , , , , ,	
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Exterior Pkg Unit - Cooling	10%		2031	* *	2	\$1,100	
-	Other Observation : Root	on, Extent : Light, Area	Affected	: 10%			
	-	Refrigerant: R-407					
Ext Pkg Unit - Heating/Cooling	10%		2021	\$121,300	2	\$1,100	
	R-22 Refrigeran Location : Rooj	t, Extent : Light, Area A	Affected :	10%			
Window/Wall Unit	60%		2021	\$226,900	1		
No Component	20%		2021	Ψ220,>00	•		
/entilation	2070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$100,300	
Exhaust Fans						· · · · · · · · · · · · · · · · · · ·	
Interior	90% Nov Not in Service, E Location : Var	Extent : Severe, Area Afj	2021 fected : 2	\$183,000 0%	2	\$4,000	
D (ious	2021	Φ14 COO	2	Φ.c.0.0	
Roof	10%		2021	\$14,600	2	\$600	
lumbing							
H/C Water Piping	80%		2036	* *	1		
Brass/Copper Galv Iron/Steel	20%		2030	\$109,900	1		
	20%		2024	\$109,900	1		
HW Heat Exchanger	1000/		2026	\$57,100	4	\$26.700	
Low Temp	100%		2026	\$57,100	4	\$26,700	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Sump Pump(s) Rigid Piping	100%		2021	\$11,300	4	\$1,600	
Sewage Ejector(s) Electric	100%		2026	\$11,300	4	\$2,500	
Backflow Preventer Generic	100%		2031	* *	1	\$11,000	
Fixtures Generic	100%						
Jertical Transport							

Vertical Transport

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

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

Page: 301

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)

Asset #: 106

Mechanical	Current Repa	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exten	0 . 55	!: 100%			
	Location : (2) B-11,	(2) B-10				
	Explanation : 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2026	\$656,500	1-5	\$90,700	
Sprinkler						
No Component	75%					
Generic	25%	2036	* *	1-2	\$12,600	

Page: 302

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 19-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$503,500	\$234,200
Interior Architecture	\$442,000	\$232,200
Electrical	\$369,900	\$2,803,200
Mechanical		\$432,500
Total	\$1,315,500	\$3,702,200
Importance Code A	\$503,500	\$234,200
Importance Code B	\$812,000	\$3,467,900
Total	\$1,315,500	\$3,702,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$16,400	\$800		\$8,600
Interior Architecture	\$4,900			\$700
Electrical	\$9,900	\$15,300	\$15,600	\$17,500
Mechanical	\$11,200	\$8,200	\$14,400	\$40,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,200	\$28,200	\$34,000	\$71,000
Importance Code A	\$24,200	\$8,600	\$7,800	\$16,600
Importance Code B	\$22,100	\$19,600	\$26,100	\$54,400
Importance Code C				
Total	\$46,200	\$28,200	\$34,000	\$71,000



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

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

Asset #: 109

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	4 #6 :				an e	-	40 8 00	
Concrete Masonry Unit	15%	NT.	Ф 57 000	LIFE	* *	5	\$8,700	
Masonry: Brick	10%		\$57,000 Extent : Moderate	LIFE		5	\$9,200	
	_	crumoung, 1 : Base Of		, Агеи Ај	ijecieu . 1070			
			onumey 1t, Extent : Light, A	rea Affe	cted : 50%			
		ı : Chimney	_	33				
Masonry: Brick	70%			LIFE	* *	5	\$64,600	
Metal Coiling Doors	5%			2031	* *	5	\$14,400	
Windows							. ,	
Aluminum	5%			2042	* *	5	\$100	
Metal Louvers	5%			2029	* *	10	\$800	
Steel	90%		\$129,500	2051	* *	5	\$15,200	
			it : Moderate, Area	Affected	l : 50%			
		: Through		4 00	1 500/			
		_	xtent : Moderate, A	rea Affe	cted : 50%			
		ı : Through	out ked, Extent : Mode	nata Ana	and Affordad , 250/			
	_	токеп/Стас 1 : Through		raie, Are	za Ajjeciea . 2576			
Parapets	Bocarror	. 1111011311						
Concrete Masonry Unit	15%			LIFE	* *	5	\$6,100	
Masonry: Brick	75%	Now	\$317,000	LIFE	* *	5	\$26,900	
•	Int Morta	r Miss/Ero	l, Extent : Moderat	e, Area A	Affected : 25%		, ,	
	Location	ı : Through	out					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	fected : 10%			
		ı : North F						
			: Moderate, Area	Affected	: 20%			
	Location	ı : Through						
Masonry: Limestone	3%		\$11,500	LIFE	* *	5	\$1,400	
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 20%							
		: Coping	1.5		1.050/			
	_		d, Extent : Modera	te, Area	Affected: 25%			
		ı : Coping						
Metal Panel	2%	NT	#4.000	2046	* *	5	\$2,800	
Metal Rail	5%		\$4,900	2031	* *	5	\$12,700	
		/Kusting, E 1 : Through	xtent : Light, Area	<i>а</i> ујестеа	. 1070			
Roof	Locunor	i. Inrough	Oui					
Metal Panel	5%			2043	* *	10	\$15,500	
Single Ply Membrane	95%			2034	* *	10	\$160,400	
Zingie I ij internetalie		place Evide	ent, Extent : Light,		ected : 100%	-0	4200,100	

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 #: 109

Architecture		Current Repair Future Replacement Maintenance						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	90%		\$225,800	LIFE	**	5	\$232,200	
	_	Crumbling, 1 : Through	Extent : Moderate out	e, Area A <u>j</u>	ffected : 25%			
Terrazzo	5%			LIFE	* *	5	\$4,600	
Vinyl Tile	5%	0-2	\$51,300	2036	* *	3	\$2,200	
		Crumbling, 1 : Office A	, Extent : Light, Ard rea	ea Affecte	ed : 10%			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	ı : Office A	rea					
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,500	
Gypsum Board	10%			LIFE	* *	5	\$7,600	
Masonry: Brick	75%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$3,800	
Ceilings								
AcousTileSusp.Lay-In	5%		\$4,900	2031	* *	5	\$2,900	
	_	Crumbling, 1 : Office	Extent : Light, Are	ea Affecte	ed : 10%			
Exposed Concrete	85%	Now	\$164,900	LIFE	* *	5	\$15,700	
-		issing Elen ı : First Flo	nents, Extent : Seve oor	re, Area	Affected : 10%			
	Cracking/		Extent : Severe, A	rea Affec	eted : 25%			
Exposed Struc: Steel	10%			LIFE	* *			

lectrical	Current Repair	rrent Repair Future Replacement Maintenance		Maintenance		
estem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$5,000	5	\$300	
	Other Observation, Extent: Moder	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switc	h Rated @ 200	00 Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$625,200	5	\$1,900	
Raceway						
Conduit	100%	2026	\$684,200	1		
Panelboards						
Fused Disc Sw	10%	2025	\$8,500	5	\$200	
Molded Case Bkrs	70%	2025	\$59,500	5	\$1,300	
Molded Case Bkrs	20%	2034	* *	5	\$400	
Wiring						
Thermoplastic	80%	2026	\$126,200	1		
Thermoplastic	20%	2036	* *	1		

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

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

Asset #: 109

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	•	•			•
Motor Controllers						
Locally Mounted	20%	2024	\$15,400	5	\$100	
Motor Control Center	80%	2024	\$196,800	5	\$1,600	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	
Stand-by Power						
Transfer Switches						
Automatic	100%	2024	\$9,100	1	\$22,200	
Generators	400		*			
Diesel	100%	2022	\$74,800	1	\$28,000	
	Other Observation, Extent : N		ed: 100%			
	Location: Generator Room					
D	Explanation: 3 Emergency	Generators Rated 2@	2 - 5/0 Kw And 1	! @-500 I	Kw .	
Batteries	1000/	2010	¢1.500	_	¢2.700	
Lead/Acid	100%	2019	\$1,500	5	\$2,700	
Fuel Storage	500/	2025	\$2,000	_	¢7.200	
Day Tank	50% Other Observation, Extent : M	2025	\$2,900	5	\$7,300	
	Location: Generator Room		a. 100%			
	Explanation: 2-75 Gallon		allon Canacity			
Main Taula		2029	**	5	¢1 200	
Main Tank	50% Other Observation, Extent : M			5	\$1,200	
	Location : Outside	тоаетаге, Атеа Ајјесте	a. 100%			
		as Patad Canacity				
Lighting	Explanation: 10,000 Gallor	из канеа Сарасну				
Lighting Interior Lighting						
Fluorescent	15%	2026	\$122,200	10	\$10,800	
Pidorescent	T-12 Lamps And Fixtures, Ex				\$10,600	
	Location : Corridors	iem i moderate, med	11,,000,00			
Elyanasaant	10%	2026	¢01.500	10	\$7.200	
Fluorescent	T-8 Lamps And Fixtures, Exte		\$81,500	10	\$7,200	
	Location : Office	m . Moderdie, Area A	gjetiea . 100%			
****		2021			ф1.000	
HID	70%	2021	451 500	10	\$1,800	
Incandescent	5%	2021	\$51,700	2	\$100	
Egress Lighting	50 0/	2021	¢20,000	1		
Emergency, Service	50%	2021	\$39,000	1		
Exit, Service	50%	2021	\$4,500	1		
Exterior Lighting	1000/	2021	#270.200	10	#200	
HID	100%	2021	\$279,200	10	\$200	
Lightning Protection						
Arresters/Cabling	1000/	2020	* *	-	¢1 000	
Generic Alarm	100%	2029	-1- 4r	5	\$1,800	

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 #: 109

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2026	\$67,100	1	\$8,100	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: CCTV S	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2026	\$765,700	1-3	\$44,600	
_	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Throughout T	The Building				
	Explanation : Strobe Lig Horns	hts, Smoke Detectors,	Manual Pull Statio	ns, Alarn	n Bells And	

Mechanical	Current Re	pair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual Fuel	100%		2036	* *	1		
Conversion Equipment							
Steam Boiler	100%		2031	* *	1	\$78,000	
	Other Observation, Ext	-	ffected	: 100%			
	Location : Ground Fl						
	Explanation: 5 High	Pressure Steam Bo	ilers				
Distribution							
Steam Piping/Pump	100%		2036	* *	4	\$3,900	
Terminal Devices							
Unit Heater-Stm/HW	50%		2026	\$260,200	4	\$5,400	
No Component	50%						
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Interior Pkg Unit - Cooling	5%		2024	\$51,900	2	\$200	
	R-22 Refrigerant, Exten	nt : Light, Area Affe	ected :	5%			
	Location: 2nd Floor						
Split Unit	5%		2026	\$18,600			
No Component	90%			. ,			
1	Other Observation, Ext	ent : Light, Area A	ffected	: 0%			
	Location : AC Room						
	Explanation: 3 Elect	ric Centrifugal Chi	llers In	Place, They Are I	For Adjac	cent Buildings.	
Terminal Devices							
Fan Coil - Cooling	5%		2026	\$3,100	1	\$1,300	
No Component	95%						

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

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

Asset #: 109

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Evap Condenser	5%		2026	\$300	2	\$2,700	
No Component	95%						
Ventilation							
Exhaust Fans							
Roof	50%		2021	\$32,000	2	\$1,200	
No Component	50%						
Plumbing							
H/C Water Piping							
Brass/Copper	50%		2036	* *	1		
Galv Iron/Steel	50%		2024	\$120,300	1		
HW Heat Exchanger							
Low Temp	100%		2036	* *	4	\$7,800	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2026	\$11,300	4	\$2,500	
Fixtures							
Generic	100%						

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

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

Page: 308

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 18-Feb-2015 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327713

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$68,600	\$755,900
Interior Architecture	\$56,300	\$467,700
Electrical	\$245,200	
Mechanical		\$921,000
Total	\$370,100	\$2,144,600
Importance Code A	\$68,600	\$755,900
Importance Code B	\$301,500	\$1,184,900
Importance Code C		\$203,800
Total	\$370,100	\$2,144,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$17,900	\$20,500		\$34,500
Interior Architecture		\$45,000	\$20,000	
Electrical	\$36,600	\$50,900	\$43,100	\$40,000
Mechanical	\$89,500	\$120,200	\$87,800	\$113,600
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$178,500	\$271,100	\$185,400	\$222,600
Importance Code A	\$24,500	\$27,100	\$10,600	\$41,600
Importance Code B	\$154,000	\$244,000	\$164,800	\$180,900
Importance Code B Importance Code C	\$154,000	\$244,000	\$164,800 \$10,000	\$180,900



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

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

Asset #: 13893

Architecture		Current Repair		Futur	e Replacement	Maintenance		
system Component Type	% of Total	Fail Date F (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Metal Sect. OHD	2%			2039	* *	5	\$13,700	
Pre-Cast Concrete	85%			LIFE	* *	5	\$604,200	
Stucco Cement	5%			2039	* *	5	\$27,300	
			ent : Light, Area					
			l Penthouse - Bi ig To An Eifs Sy		Valls At Roof Level			
Window Wall	8%			2046	* *	5	\$65,600	
Windows								
Aluminum	97%			2042	* *	5		
Metal Louvers	3%			2035	* *	10		
Parapets								
Metal Panel	3%			2046	* *	5	\$3,300	
Metal Rail	22%			2039	* *	5-10	\$113,000	
Pre-Cast Concrete	60%			LIFE	* *	5	\$107,300	
Stucco Cement	15%			2043	* *	5	\$11,000	
Roof	85%	Now	\$12,400	2031	* *			
Built-Up (BUR)	Vegetatio		ent : Light, Area					
Panel/Paver: Cer/Brk	15%			2046	* *	10	\$31,000	
	Location	ı : Perimeter .		Affected	: 100%			
	Explana	tion : Pre-cas	t Concrete					
terior								
Floors Cast in Place Concrete	50/			LIFE	* *	5	¢42 000	
Cast in Place Concrete Ceramic Tile	5% 5%			2035	* *	5 5	\$43,800 \$20,000	
Vinyl Tile	90%			2033	* *	3	\$135,100	
Interior Walls	90%			2031		3	\$133,100	
Ceramic Tile	5%			2035	* *	5	\$20,000	
Concrete Masonry Unit	5% 5%			LIFE	* *	5	\$8,000	
Glass: Single Pane	5% 5%			LIFE	* *	5	\$15,000	
Gypsum Board	85%			LIFE	* *	5	\$203,800	
Ceilings	0.570			DH D			Ψ203,000	
AcousTileSusp.Lay-In	85% Misaligne	Now d/Bulging, Ex	\$56,300 tent : Moderate,	2039 Area Aff	* * Tected : 5%	5	\$170,100	
	Location	: Throughou	t					
Exposed Concrete	5%			LIFE	* *	5	\$3,100	
Gypsum Board	10%			LIFE	* *	5	\$50,000	

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

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 #: 13893

Electrical	Current Repair	Current Repair Future Replace		M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_		
Fused Disc Sw	100%	2046	* *	5	\$1,100	
	Other Observation, Extent : M	Ioderate, Area Affected	: 100%			
	Location: Electrical Room		000 4	7 1		
Transformers	Explanation : 2- Main Servi	ce Switches Ratea @ 40	100 Amperes E	tacn		
Dry Type	100%	2039	* *	5	\$1,000	
Dry Type	Other Observation, Extent : M			3	\$1,000	
	Location : Electrical Room	roaeraie, mea myeciea	. 10070			
	Explanation: 2-300 Kva, 4	80/208/120 Volts				
Switchgear / Switchboard		22, 200, 120 7000				
Fused Disc Sw	50%	2046	* *	5	\$600	
Molded Case Bkrs	50%	2046	* *	5	\$3,500	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Fused Disc Sw	5%	2042	* *	5	\$300	
Molded Case Bkrs	95%	2042	* *	5	\$6,700	
Wiring						
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Motor Control Center	80%	2039	* *	5	\$5,800	
Variable Frequency	20%	2039	* *			
Drive						
Ground						
Grounding Devices	1000/	LIDE	ale ale	-	Φ2.000	
Generic	100%	LIFE	* *	5	\$3,900	
Stand-by Power						
Transfer Switches Automatic	100%	2039	* *	1	\$82,300	
Generators	100%	2039		1	\$62,300	
Diesel	100%	2035	* *	1	\$103,600	
Diesei	Other Observation, Extent : M		: 100%	1	\$105,000	
	Location : Generator Room	roue, are, rived rijjeered	. 100,0			
	Explanation : 2- Generator.	s Rated @ 2000 Kw Eac	h			
Batteries	1					
Lead/Acid	100%	2020	\$1,500	5	\$9,900	
Fuel Storage			·		•	
Day Tank	50%	2042	* *	5	\$24,800	
-	Other Observation, Extent : M	Ioderate, Area Affected	: 100%			
	Location: Generator Room					
	Explanation: 1-450 Gallor	And 1- 3,000 Gallon C	apacity			
Main Tank	50%	2054	* *	5	\$3,900	
	Other Observation, Extent : M	Ioderate, Area Affected	: 100%			
	Location : Outside					
	Explanation: 3,000 Gallon	Capacity				

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 #: 13893

Electrical	Current Repa	air Futu	re Replacement	М		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting	0.007	2021	* *	10	#220 700	
Fluorescent	90%	2031		10	\$220,700	
	T-8 Lamps And Fixtures, Location: Throughout		ea Affected : 100%			
Fluorescent	10%	2031	* *	10	\$24,500	
	Compact Fluorescent Lig Location: Throughout		Area Affected : 100)%		
Egress Lighting						
Emergency, Service	50%	2031	* *	1		
Exit, LED	50%	2054	* *	1		
Exterior Lighting						
HID	100%	2031	* *	10	\$800	
ightning Protection						
Arresters/Cabling						
Generic	100%	2054	* *	5	\$7,900	
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$30,000	
	Other Observation, Exten		ected : 100%			
	Location : Hallways An	d Outside				
	Explanation: C C T V	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$164,800	
	Other Observation, Exten		ected : 100%			
	Location: Throughout					
	Explanation : Strobe Li Horns	ghts, Smoke Detectors,	Manual Pull Statio	ns, Aları	n Bells And	

lechanical	Current Repair	Future	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Campus Steam	100%	2046	* *	1			
	Other Observation, Extent : Light	t, Area Affected : .	100%				
	Location: Basement						
	Explanation: Steam From Pow	er Plant					
Conversion Equipment							
Heat Exchanger	50%	2035	* *	1	\$66,100		
Pres. Reducing Valve/LP	50%	2035	* *	5	\$7,900		
Steam					1 - 7		
Distribution							
Hot Wtr Piping/Pump	50%	2042	* *	4	\$9,900		
Steam Piping/Pump	50%	2046	* *	4	\$9,900		

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

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

Asset #: 13893

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	50%		2031	* *	1	\$82,700	
Fan Coil Unit/Heat	50%		2031	* *	1	\$43,200	
Air Conditioning							
Energy Source	4.0.0						
Electricity	100%		2042	* *	1		
Conversion Equipment	4.0.0					***	
Centrifugal, Elec Chiller			2035	* *	1	\$289,400	
		nt, Extent : Light, Area	ı Affected	l : 100%			
	Location : 3 Unit	s. Basement					
Distribution	1000/		20.46	de de		# 10.000	
Chilled Wtr Pipe/Pump	100%		2046	* *	4	\$19,800	
Heat Rejection	1000		2025	φ π ο 4 ο 6 ο	_	Φ α το 100	
Water Cooling Tower	100%		2027	\$784,900	2	\$269,100	
		, Extent : Light, Area	Affected	: 100%			
	Location : D Buil						
	Explanation : Lo	cated On " D " Buildi	ng				
Ventilation							
Distribution	1000/			de de	a -	0.1.10.1.00	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$149,100	
Exhaust Fans					_		
Interior	70%		2031	* *	2	\$5,700	
Roof	30%		2031	* *	2	\$2,500	
Plumbing							
H/C Water Piping	1000/		2046	ate ate			
Brass/Copper	100%		2046	* *	1		
HW Heat Exchanger	4.0.0		• • • •	de de			
Low Temp	100%		2046	* *	4	\$39,700	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2031	* *	4	\$2,500	
Sewage Ejector(s)							
Electric	100%		2031	* *	4	\$2,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ı, Extent : Light, Area	Affected	: 100%			
	Location: B-5						
	Explanation : 7 U	<i>Inits</i>					
Fire Suppression							
Standpipe							
Generic	100%		2052			\$134,800	

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

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

Page: 313

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BUILDING S

Asset #: 13893

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler	1000/	2052 **	1.2 \$74,000	
Generic	100%	2052 **	1-2 \$74,900	

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 27-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$182,700	\$44,100
Interior Architecture	\$41,900	\$92,500
Electrical		\$1,518,600
Mechanical		\$310,100
Total	\$224,600	\$1,965,300
Importance Code A	\$182,700	\$44,100
Importance Code B	\$41,900	\$1,871,700
Importance Code C		\$49,500
Total	\$224,600	\$1.965.300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$114,300	\$17,300	\$1,000	\$4,500
Electrical	\$6,800	\$11,800	\$7,600	\$8,600
Mechanical	\$16,300	\$7,800	\$13,700	\$38,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$145,300	\$44,900	\$30,200	\$59,200
Importance Code A	\$900	\$1,600	\$900	\$1,000
Importance Code B	\$111,200	\$43,200	\$29,400	\$58,200
Importance Code C	\$33,200			
Total	\$145,300	\$44,900	\$30,200	\$59,200



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 #: 4124

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
xterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	* *	5	\$44,100	
Windows								
Aluminum	90%			2042	* *	5	\$400	
Metal Louvers	10%			2035	* *	10	\$200	
Roof	1000/		φ4.0 2.5 00	2025	de de			
Single Ply Membrane	100%		\$182,700	2036	**			
			Extent : Moderate	, Area A	ffected: 100%			
		ı : Through		1 .	A.CC1 . 250/			
		iagea Fiash 1 : Through	nings, Extent : Mod	erate, Ar	еа Ајјестеа : 25%			
		_	oui Extent : Severe, Ared	a Affaata	4 . 100/			
			sseni . Severe, Ared Fs-123 And Fs-124					
nterior	Locuitor	i . Rooms i	3-123 Ana 13-124	Ana var	ious Others			
Floors								
Carpet	10%			2025	\$85,600	3	\$9,800	
Cast in Place Concrete	30%	Now	\$41,900	LIFE	**	5	\$43,000	
			Extent : Moderate		ffected : 20%		+ 10,000	
	Location	ı : Kitchen			•			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 20%			
	Location	ı : Kitchen						
Ceramic Tile	3%			2035	* *	5	\$2,000	
Quarry Tile	22%			2039	* *	5	\$21,600	
Traffic Topping	5%			2031	* *	5	\$4,100	
Vinyl Tile	30%	Now	\$34,200	2031	* *	3	\$7,400	
	Adhesion	Failure, Ex	tent : Moderate, Ai	rea Affec	ted : 20%			
	Location	ı : Basemer	ıt					
	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 20%			
		ı : Basemer						
	Water Per	netration, E	Extent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : Basemer	ıt					
Interior Walls								
Ceramic Tile		Now	\$33,200	2029	* *	5	\$5,900	
			tent : Moderate, Ai					
			Equipment Wash D					
		_	ients, Extent : Mod Equipment Wash D					
Concrete Mesonry Unit		i . Kiichen	Equipment wash D	LIFE	* *	5	\$9,400	
Concrete Masonry Unit Gypsum Board	20% 70%			LIFE	* *	<i>5</i>	\$49,500	
Gypsum Doard	7 0 70			LITE		5	ψ+2,500	

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

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

Asset #: 4124

Architecture	Current Re	pair	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
nterior							
Ceilings							
AcousTileConcealSpLn	25% Now	\$26,800	2031	* *	5	\$10,100	
	Broken/Missing Elemen Location: Throughou	_	t, Area Ą	ffected : 20%			
AcousTileSusp.Lay-In	10%		2039	* *	5	\$6,500	
Exposed Struc: Steel	20%		LIFE	* *			
-	Water Penetration, Ext. Location: Room Fs-1		rea Affe	cted : 10%			
Gypsum Board	3% Now	\$20,100	LIFE	* *	5	\$2,400	
31	Broken/Missing Elemen	ıts, Extent : Seve	re, Area	Affected : 50%		. ,	
	Location : Room Fs-1	123					
	Water Penetration, Ext	ent : Severe, Ared	a Affecte	d : 30%			
	Location: Room Fs-1	123					
Metal Panel	42%		LIFE	* *	5	\$34,000	

Electrical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$200	
	Other Observation, Extent : M.	Ioderate, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service	Switch Rated @ 4000 Amp	eres			
Transformers						
Dry Type	100%	2031	* *	5	\$200	
	Other Observation, Extent : M.	Ioderate, Area Affected : 10	00%			
	Location: Electrical Room					
	Explanation: 750 Kva, 208/	480 Volts				
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	* *	5	\$200	
Raceway						
Conduit	100%	2036	* *	1		
Panelboards						
Molded Case Bkrs	100%	2034	* *	5	\$1,200	
Wiring						
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	20%	2031	* *	5	\$100	
Motor Control Center	80%	2031	* *	5	\$1,000	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Stand-by Power						
Transfer Switches						
Automatic	100%	2031	* *	1	\$13,500	

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 #: 4124

Electrical	Current R	epair	Future Replacement Maint		aintenance	ntenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Generators	7 0					40.700	
Diesel	50%		2029	**	1	\$8,500	
	Other Observation, Ex Location : Generato		Area Affe	ected : 100%			
	Explanation : Emerg	ency Generator R	ated @ 2	200 Kw			
Diesel	50%		2039	* *	1	\$8,500	
	Other Observation, Ex Location : Outside	tent : Moderate, A	Area Affe	ected : 100%			
	Explanation : Emerg	ency Generator R	ated @	1000 Kw			
Batteries							
Lead/Acid	100%		2019	\$1,500	5	\$1,600	
Fuel Storage							
Day Tank	50%		2034	* *	5	\$4,100	
	Other Observation, Ex		Area Affe	ected : 100%			
	Location : Generato						
	Explanation: 75 Ga	llon Capacity					
Main Tank	50%		2041	* *	5	\$600	
	Other Observation, Ex Location : Outside	tent : Moderate, A	Area Affe	ected : 100%			
.	Explanation: 30,000	Gallon Capacity					
Lighting							
Interior Lighting Fluorescent	1%		2026	\$7,400	10	\$400	
Puolescent	Compact Fluorescent Location : Hallways	Light, Extent : Mo				\$400	
Fluorescent	99%		2026	\$729,300	10	\$39,800	
	T-8 Lamps And Fixtur Location : Througho		rate, Are			, ,	
Egress Lighting		8					
Emergency, Service	50%		2026	\$11,000	1		
Exit, Service	50%		2026	\$7,500	1		
Exterior Lighting							
HID	100%		2026	\$169,200	10	\$100	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2041	* *	5	\$1,300	
Alarm							
Security System	200/						
No Component	20%		2026	¢100.700	1	φ10 100	
Generic	80%	stant Medana	2026	\$108,500	1	\$13,100	
	Other Observation, Ex						
	Location : Kitchen, S Explanation : C C T	-					
	Explanation : C C I	v Surveillance C	umeras				

Maintenance \$ are aggregated over a ten-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	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2026	\$464,100	1-3	\$27,000	
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation : Smoke Detectors, Strobe Bells	e Lights, M	Manual Pull Statio	ons, Horn	is And Alarm	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	60%			2036	* *	1		
			xtent : Light, Area	Affected	: 60%			
			t Steam Room					
			n Supplied From Po					
Natural Gas	40%			2046	* *	1		
Conversion Equipment								
Furnace	40%			2031	* *	1	\$8,700	
			xtent : Light, Area	Affected	: 40%			
	Location							
			Fired Roof Top U					
Pres. Reducing Valve/LF Steam	60%			2029	* *	5	\$1,600	
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	\$1,600	
Steam Piping/Pump	10%	Now	\$1,600	2036	* *	4	\$200	
		_	Extent : Moderate, t Steam Room	Area Afj	fected : 50%			
No Component	40%							
Terminal Devices								
Air Handler	30%			2026	\$72,500	1	\$8,100	
Convector/Radiator	10%			2031	* *	1	\$1,400	
Fan Coil Unit/Heat	20%			2026	\$134,200	1	\$2,800	
	Other Ob	servation, E	xtent : Light, Area	Affected	: 20%			
	Location	n : Loading	Area					
	Explana	ıtion : 4 Air	Curtains					
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%	ı		2042	* *	1		

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

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

Asset #: 4124

Mechanical	Current Re	pair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	Stimated Cost Year FY		Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	50%	2020		2	\$1,300	
	R-22 Refrigerant, Exten Location : Roof	t : Lignt, Area Affectea	: 30%			
No Component	50%					
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFI	£ **	2-5	\$24,400	
Exhaust Fans						
Interior	30%	2020	\$14,900	2	\$400	
Roof	50%	203	1 **	2	\$700	
Wall Unit	20%	2020	\$13,600	2	\$300	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2036	5 **	1		
HW Heat Exchanger						
Low Temp	100%	2030	**	4	\$4,300	
Sanitary Piping						
Cast Iron	100%	LIFI	E **	1		
Storm Drain Piping Cast Iron	100%	LIFI	£ **	1		
Sump Pump(s) Rigid Piping	100%	2020	5 \$11,300	4	\$2,500	
Sewage Ejector(s) Electric	100%	2020	·	4	\$2,500	
Backflow Preventer Generic	100%	2020	,	1	\$2,700	
Fixtures Generic	100%		φ 1,000		\$2,700	
Vertical Transport Elevators	100%					
Geared Traction	100% Other Observation, Exte Location : B, Br, 1.	LIFI ent : Light, Area Affecto				
	Explanation: 2 Units					
Fire Suppression Sprinkler						
Generic	100%	2036	5 **	1-2	\$12,300	
Chemical System Generic	100% Other Observation, Exte	202	1 \$26,700	1-3	\$55,000	
	Location : Kitchen Explanation : 2 Sets					

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

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

Page: 320

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 18-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,5,7

Block : 4829 Lot : 1 BIN : 3327715

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$160,400	\$886,200
Interior Architecture	\$156,000	\$456,100
Electrical	\$222,700	
Mechanical	\$68,000	\$812,600
Total	\$607,100	\$2,154,900
Importance Code A	\$160,400	\$886,200
Importance Code B	\$446,700	\$1,094,800
Importance Code C		\$173,900
Total	\$607,100	\$2,154,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$6,100		\$80,000
Interior Architecture		\$39,000	\$14,600	
Electrical	\$39,200	\$46,600	\$36,600	\$42,000
Mechanical	\$86,700	\$65,600	\$134,500	\$59,400
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Total	\$174,200	\$205,700	\$233,900	\$229,700
Importance Code A	\$6,100	\$12,200	\$9,700	\$86,600
Importance Code B	\$168,200	\$193,500	\$215,200	\$143,100
Importance Code C			\$9,100	
Total	\$174,200	\$205,700	\$233,900	\$229,700



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

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

Asset #: 13439

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	5%			2046	* *	5-10	\$97,200	
Pre-Cast Concrete	72%			LIFE	* *	5	\$661,900	
Stucco Cement	10%			2039	* *	5	\$70,700	
Stucco Cement	8%			2039	* *	5	\$56,600	
	Location	: Mechani	xtent : Light, Area cal Penthouse - Bu ring To Eifs Produ	lkhead V	: 100% Vall At Roof Levels	7		
Window Wall	5%			2046	* *	5	\$53,000	
Windows								
Aluminum	97%			2042	* *	5	\$40,400	
Metal Louvers	3%			2035	* *	10	\$7,800	
Parapets								
Metal Panel	5%			2046	* *	5	\$4,600	
Metal Rail	15%			2039	* *	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	* *	5	\$89,900	
Stucco Cement	20%			2039	* *	5	\$12,300	
Roof								
IRMA/Protected	20%			2031	* *	10	\$16,400	
Membrane IRMA/Protected Membrane	10%			2031	* *	10	\$8,200	
			Extent : Light, Area er 7th Floor	a Affecte	d : 100%			
Single Ply Membrane	70%			2031	* *	10	\$57,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$80,300	
Ceramic Tile	3%			2035	* *	5	\$11,000	
Terrazzo	2%			LIFE	* *	5	\$5,700	
Vinyl Tile	85%			2031	* *	3	\$117,000	
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$18,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,500	
Gypsum Board	80%			LIFE	* *	5	\$173,900	
Granite Panels	5%			LIFE	* *			
Ceilings								· · · · · · · · · · · · · · · · · · ·
AcousTileSusp.Lay-In	85%			2039	* *	5	\$312,000	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$45,900	

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

Under 600 Volts

Maintenance \$ are aggregated over a ten-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 Replacement			Maintenance	
System Component Type	% of Fail Date F Total (Years)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2046	* *	5	\$1,100	
	Other Observation, Ext		ea Affe	cted : 100%			
	Location : Electrical I						
	Explanation : Main Se	ervice Switches Rai	ted @ .	3000 Amperes And	! 1600 An	nperes	
Transformers	1000/		2020	* *	_	\$0.00	
Dry Type	100%		2039		5	\$900	
	Other Observation, Ext. Location: Electrical		ea Affe	cted: 100%			
			1/ 1 00/	120 W. L.			
Cruitah agan / Cruitalla and	Explanation: 3-500 I	xva, 2- /3 Kva, 480	J/2U8/.	120 Volts			
Switchgear / Switchboard Fused Disc Sw	80%	,	2046	* *	5	\$800	
Molded Case Bkrs	80% 20%		2046	* *	5 5	\$800 \$1,300	
	20%	•	2040		3	\$1,300	
Raceway Conduit	100%	,	2046	* *	1		
Panelboards	100/0		2040		1		
Fused Disc Sw	5%	,	2042	* *	5	\$300	
Molded Case Bkrs	95%		2042	* *	5	\$6,100	
Wiring	7570		2072			φ0,100	
Thermoplastic	100%	,	2046	* *	1		
Motor Controllers	10070		2040				
Motor Control Center	80%		2039	* *	5	\$5,300	
Variable Frequency	20%		2039	* *	3	Ψ5,500	
Drive	2070	•	_00,				
Ground							
Grounding Devices							
Generic	100%]	LIFE	* *	5	\$3,600	
Stand-by Power							
Transfer Switches							
Automatic	50%	2	2039	* *	1	\$37,700	
Automatic	50%	,	2043	* *	1	\$37,700	
Generators							
Diesel	50%	,	2035	* *	1	\$47,500	
	Other Observation, Ext	ent : Moderate, Are	ea Affe	cted : 100%			
	Location: Roof						
	Explanation : Emerge	ncy Generator Rat	ed@	1250 Kw			
Diesel	50%		2039	* *	1	\$47,500	
	Other Observation, Ext	ent : Moderate, Are	ea Affe	cted : 100%			
	Location: Outside						
	Explanation : Emerge	ncy Generator Rat	ed @ 2	2000 Kw			
Batteries			· <u> </u>				
Lead/Acid	50%		2020	\$800	5	\$4,500	
Lead/Acid	50%		2021	\$800	5	\$4,500	

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

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

Asset #: 13439

Electrical	Current Rep	ıture Replacem	ent	M	Maintenance				
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Ye	ar Estimated Y	Cost	Cycle (Yrs)	Estimated Cost	Priority		
tand-by Power									
Fuel Storage	- ·	• 0			_				
Day Tank	25%	20		* *	5	\$11,400			
	Other Observation, Exter	nt : Moaerate, Area	Affectea : 100%						
	Location : Roof Explanation : 300 Gall	on Canacity							
D T1		<u> </u>	40	* *		¢11 400			
Day Tank	25% Other Observation, Extended Location: Outside			* *	5	\$11,400			
	Explanation: 300 Gall								
Main Tank	50% Other Observation, Extending Control Con			* *	5	\$3,600			
ighting									
Interior Lighting									
Fluorescent	94%	20	31	* *	10	\$211,400			
	T-8 Lamps And Fixtures, Location : Throughout		Area Affected : 1	100%					
Fluorescent	5%	20	31	* *	10	\$11,200			
	Compact Fluorescent Lig Location : Throughout		te, Area Affectea	l : 100	%				
HID	1%	20	31	* *	10	\$100			
Egress Lighting									
Emergency, Service	45%	20	31	* *	1				
Emergency, Battery	5%	20		* *	10	\$3,000			
Exit, LED	50%	20	54	* *	1				
Exterior Lighting									
HID	100%	20	31	* *	10	\$800			
ightning Protection									
Arresters/Cabling	1000/	20	5.4	* *	5	\$7.200			
Generic larm	100%	20	04		5	\$7,200			
Security System									
No Component	70%								
Generic	30%	20	31	* *	1	\$27,500			
Generie	Other Observation, Exter					+,			
	Location : Hallways And Outside								
	Explanation: CCTV		as						
Fire/Smoke Detection									
Generic, Digital	100%	20	31	* *	1-3	\$151,100			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Building								
	Explanation : Strobe La Horns	ights, Smoke Detecto	rs, Manual Pull	Statio	ns, Alarn	n Bells And			

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

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

Asset #: 13439

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			2026	* *			
Campus Steam	100%		7	2036		1		
		servation, E 1 : Basemei	Extent : Light, Area	Аဌјестеа	: 100%			
			u n From Power Plan	ı <i>+</i>				
Conversion Equipment	Ехріапа	uon . siear	n From Fower Flun	ıı				
Heat Exchanger	50%			2035	* *	1	\$60,600	
Pres. Reducing Valve/L				2035	* *	5	\$7,300	
Steam	3070			2033		3	Ψ1,500	
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	\$9,100	
Steam Piping/Pump	50%			2046	* *	4	\$9,100	
Terminal Devices	/ •						1-7	
Air Handler	50%			2031	* *	1	\$75,800	
Fan Coil Unit/Heat	50%			2031	* *	1	\$39,600	
Air Conditioning							•	
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating	100%			2031	* *	1	\$113,700	
Compr/Chiller								
			Extent : Light, Area	Affected	: 100%			
		ı : Building						
	Explana	tion : Loca	ted In Power Plant					
Distribution	1000/			2015	de de		\$10.100	
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$18,100	
Terminal Devices	1000/			2021	* *		Φ1 5 1 6 00	
Air Handler/Cool/Ht	100%			2031	* *	1	\$151,600	
Heat Rejection	1000/	0.2	¢27,000	2027	¢710.000	2	¢107.400	
Water Cooling Tower	100%	0-2	\$36,000	2027	\$719,800	2	\$197,400	
	Location		loderate, Area Affe	ciea : 15	70			
Ventilation	Босинов	. Nooj						
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$136,700	
Exhaust Fans	100/0			LHL		23	Ψ130,700	
Interior	50%			2031	* *	2	\$3,800	
Roof	50%			2031	* *	2	\$3,800	
Plumbing	2070						Ψ2,000	
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger	/ •							
Low Temp	100%			2046	* *	4	\$36,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	/0					-		

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D

Mechanical	Current Repa	Repair Future Replacement		M		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2031	* *	4	\$2,500	
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$2,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exten Location : (6) B - 7, (1 Explanation : 7 Units		: 100%			
Fire Suppression	-					
Standpipe						
Generic	100%	2046	* *	1-5	\$123,600	
Sprinkler						
Generic	100%	2046	* *	1-2	\$68,700	
Fire Pump						
Generic	100%	2035	* *	1	\$45,800	

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

Page: 326

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Address : 547 WINTHROP STREET

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.250 / 277 Yr Built/Renovated : 1959 /

Area Sq Ft : 139,970 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Feb-2015 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,108,300	\$448,000
Interior Architecture	\$238,000	\$1,054,300
Electrical	\$3,499,000	\$1,476,300
Total	\$6,845,400	\$2,978,500
Importance Code A	\$3,108,300	\$488,200
Importance Code B	\$3,667,300	\$2,490,300
Importance Code C	\$69,800	
Total	\$6,845,400	\$2,978,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$5,000		\$3,700	\$16,200
Electrical	\$14,200	\$6,100	\$7,600	\$50,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$27,100	\$14,000	\$19,100	\$74,500
Importance Code A				\$400
Importance Code B	\$22,100	\$14,000	\$19,100	\$74,100
Importance Code C	\$5,000			
Total	\$27,100	\$14,000	\$19 100	\$74 500



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

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

chitecture	Current	Repair	Future Replacement Maintenance				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast in Place Concrete	5% Now Broken/Missing Elen Location: Loading Punct/Tear/Impact D	Dock Damage, Extent : Mo			5	\$50,800	
	Location : Loading	Dock					
Masonry: Brick Cavity	70% Other Observation, E Location: Through Explanation: Build	out		* * cted : 100%	5	\$142,300	
Masonry: Granite	5%		LIFE	* *	5	\$7,600	
Metal Coiling Doors	5% Now	\$59,000	2031	* *	5	\$15,900	
Metal Colling Doors	Broken/Missing Elen Location : Through	nents, Extent : Light		ffected : 10%	3	Ψ13,700	
Slate Panels	2% Now Broken/Missing Elen Location: Window Spalling, Extent: Sev Location: Window	Sills vere, Area Affected		* * Affected : 50%	5	\$3,100	
Window Wall	13%		2046	* *	5	\$99,100	
Windows							
Aluminum	97% 0-2 Bent/Warped Elemen Location: Through Deteriorated Finish, Location: Through Unit Inoperable, Extendin	out Extent : Moderate, out ent : Moderate, Are	Area Aff	ected : 50%	5	\$21,900	
Metal Louvers	3% Now Bent/Warped Elemen Location: South Fo Deformed/Dented, E. Location: South Fo Other Observation, I Location: South Fo Explanation: Fire	acade xtent : Severe, Area acade Extent : Severe, Area acade	Affected	1 : 50%			
Parapets	•						
Metal Rail	100%		2039	* *	5-10	\$522,600	

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

Asset #: 277

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$485,400	2036	**			
			nt : Moderate, Ared Oppings Throughou		d: 25%			
			oppings Inrougnou ings, Extent : Mod		eag Affacted : 20%			
		: Lower Ro	-	eruie, Ar	eu Ajjecieu . 2070			
			Extent : Moderate, 1	Area Aff	ected : 20%			
			ppings Throughou					
			xtent : Moderate, A		=			
	Location	: Through	out Lower Roof					
nterior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$123,000	
Ceramic Tile	2%			2035	* *	5	\$4,500	
Panel/Paver: Cer/Brk	35%			2042	* *	5	\$177,200	
Terrazzo	5%			LIFE	* *	5	\$8,800	
Traffic Topping	23%	0-2	\$131,300	2026	\$656,300	5	\$32,300	
		ed Finish, : Through	Extent : Moderate, out	Area Af	tected : 20%			
Vinyl Tile	5%			2026	\$97,800	3	\$4,200	
Wood	5%			2041	* *	5	\$21,100	
Interior Walls								
Concrete Masonry Unit	25%	Now	\$69,800	LIFE	* *	5	\$12,300	
	_	_	Extent: Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
Plaster	5%	Now	\$5,000	LIFE	* *	5	\$1,800	
	_	_	Extent: Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
SGFT/Glazed Masonry	70%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2031	* *	5	\$11,200	
Exposed Concrete		Now	\$37,000		* *	5	\$1,800	
	_	_	Extent: Moderate	-	ffected : 10%			
			or At Concrete Bea					
	-		ent, Extent : Moder		a Affected : 10%			
		: 2nd Floo	or At Concrete Bea					
Exposed Concrete	90%			LIFE	* *	5	\$31,600	

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

Under 600 Volts

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

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

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

Asset #: 277

Electrical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$40,200	5	\$700	
			xtent : Moderate, A	Area Affe	cted : 100%			
		: Electrica			~			
	Explana	tion : Six 16	600 Amps Main Dis	sconnect	Switch			
Switchgear / Switchboard	200/			2026	¢45,000	~	#200	
Air Circuit Breaker	30%			2026	\$45,000	5	\$200	
Molded Case Bkrs	70%			2026	\$104,900	5	\$2,600	
Raceway	1.000/			2026	Φ1.5.5 400			
Conduit	100%			2026	\$155,400	1		
Panelboards	5 0/			2025	ΦC 100	~	#200	
Fused Disc Sw	5%			2025	\$6,100	5	\$200	
Molded Case Bkrs	95%			2025	\$116,200	5	\$3,500	
Wiring	000/	2.4	¢105 000	2051	* *	1		
Braided Cloth	80%	2-4	\$195,900 nt : Moderate, Are	2051		1		
			nt : Moaerate, Are out The Building	а Ајјесте	a: 100%			
		. Inrough	oui The Building					
Thermoplastic	20%			2026	\$49,000	1		
Motor Controllers						_		
Locally Mounted	20%			2024	\$30,900	5	\$200	
Motor Control Center	80%			2024	\$181,100	5	\$3,100	
Ground								
Grounding Devices	1000/	2.4	Φο π οο	LIDE	ماد ماد	_	Φ2 100	
Generic	100%	2-4	\$9,700	LIFE	**	5	\$2,100	
			xtent : Moderate, A	Area Affe	ctea : 100%			
		: Basemen						
Ct. 1.4t.	Explana	tion : Corro	aea					
Lighting								
Interior Lighting Fluorescent	96%			2021	\$2,425,600	10	\$132,300	
Fluorescent		arvation F	xtent : Moderate, A			10	\$132,300	
			out The Building	11ей Аује	ciea . 100/0			
		_	T-12 Lamps					
Incombaccont		iion . Osing	1-12 Lamps	2021	¢101 100		¢100	
Incandescent	4%			2021	\$101,100	2	\$100	
Egress Lighting	50 0/			2021	¢102.700	10	¢10 100	
Emergency, Battery	50%			2021	\$103,700	10	\$18,100	
Exit, Service	50%			2021	\$25,600	1		
Exterior Lighting	1000/			2021	¢£40.600	10	¢400	
HID	100%			2021	\$540,600	10	\$400	
Alarm								
Security System	000/							
No Component	90%			2026	¢42.200	1	¢5 200	
Generic Fire/Smalsa Datastian	10%			2026	\$43,300	1	\$5,200	
Fire/Smoke Detection	500/							
No Component	50%			2026	¢741 200	1.2	¢42 100	
Generic, Analog	50%			2026	\$741,200	1-3	\$43,100	

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 #: 277

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System	0/ 0							D
Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
-	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Whole						
	Explana	tion : This	Is Vacant Building.	Steam S	Supplied From Pow	er House	2	
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Not Accessible	100%							
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing	/							
H/C Water Piping								
Not Accessible	100%							
Water Heater	/ •							
Not Accessible	100%							
HW Heat Exchanger	/ •							
Not Accessible	100%							
Sanitary Piping	10070							
Not Accessible	100%							
Storm Drain Piping	100/0							
Not Accessible	100%							
Sump Pump(s)	100/0							
Not Accessible	100%							
Pool Filter/Treatment	100/0							
Not Accessible	100%							
Sewage Ejector(s)	100/0							
Not Accessible	100%							
THOU ACCESSION	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.

Mechanical	Cur	rent Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail 1 Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Not Accessible	100%						
Vertical Transport							
Elevators							
Not Accessible	100%						
Escalators							
Not Accessible	100%						
Fire Suppression							
Standpipe							
Not Accessible	100%						
Sprinkler							
Not Accessible	5%						
Not Accessible	95%						
Fire Pump							
Not Accessible	100%						
Chemical System			•				•
Not Accessible	100%						

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

Page: 332

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 18-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,6,7,10,Pen

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,621,800	\$1,638,000
Interior Architecture	\$2,173,700	\$1,014,900
Electrical	\$7,652,300	\$2,722,400
Mechanical	\$2,958,300	\$7,091,500
Total	\$15,406,100	\$12,466,800
Importance Code A	\$2,621,800	\$1,758,500
Importance Code B	\$12,617,800	\$10,366,400
Importance Code C	\$166,400	\$341,900
Total	\$15,406,100	\$12,466,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$21,300			\$117,300
Interior Architecture	\$10,400	\$59,400	\$10,400	\$10,400
Electrical	\$91,600	\$99,700	\$101,500	\$97,800
Mechanical	\$92,500	\$54,500	\$84,000	\$65,000
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$314,500	\$312,200	\$294,600	\$389,300
Importance Code A	\$21,300	\$13,800		\$118,800
Importance Code B	\$293,200	\$269,500	\$294,600	\$270,500
Importance Code C		\$29,000		
Total	\$314,500	\$312,200	\$294,600	\$389,300



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.

Architecture	Current Repair Future Rep		e Replacement	Maintenance				
System Component Type	% of Fail Da Total (Year	nte Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%		LIFE	**	5	\$85,800		
		dent, Extent : Light, A	rea Affe	cted : 100%				
	Location : Thro	ignout						
Concrete Masonry Unit	3%		LIFE	**	5	\$16,100		
	Recent Repair Evident, Extent: Light, Area Affected: 100%							
	Location : Throi							
Masonry: Brick	75% Now	. /	LIFE	* *	5	\$643,100		
		ent : Moderate, Area	Affected	: 20%				
	Location: Thro	_						
	=	Extent : Moderate, A	rea Affec	ted : 20%				
	Location: Thro	-						
		dent, Extent : Light, A	rea Affe	cted : 100%				
	Location: Thro	=						
	_	ing, Extent : Moderate	e, Area A	ffected: 10%				
	Location : Thro	ignout						
Masonry: Limestone	5%		LIFE	* *	5	\$32,200		
Metal Panel	10% 0-2	\$21,300	2036	**	5	\$160,800		
	Recent Repair Eve Location : Thro	dent, Extent : Light, A ighout	rea Affe	cted : 100%				
	Staining/Discolor Location : Thro	ing, Extent : Moderate Ighout	e, Area A	ffected : 35%				
		n, Extent : Moderate, A	Area Affe	ected : 100%				
	Location: Thro	=	1 D1					
G. G.		iese Are Actually Lead		ale ale		Φ.ς.Ι. 200		
Stucco Cement	3%	than Entract It Is A	2031	**	5	\$64,300		
	Location : Thro	dent, Extent : Light, A ighout	rea Affe	ctea : 100%				
Window Wall	2%		2046	* *	5	\$64,300		
	Recent Replace E Location : Thro	vident, Extent : Light, ughout	Area Aff	ected : 100%				

Architecture	Current	Repair	Futur	e Replacemen	ent Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows	500/		2024	4	: *	_	¢70.200	
Aluminum	50%	¢275 200	2034 2051	·	· *	5 5	\$70,200	
Steel	5% Now Corrosion/Rusting, I		Area Affe			3	\$43,900	
	Deteriorated Finish,	d West Facades Of	_	facted . 500/				
		d West Facades Of		естей . 30%				
Wood	45% Now	\$1,814,600	2051	*	*	5	\$316,100	
	Deteriorated Finish,		Area Afj	fected : 55%			,,	
	Location : North F	Cacade, South Facad	le, Cross	overs				
	Dry Rot/Decay, Exte							
		Cacade, South Facad						
	Insect/Bird Damage							
		Cacade, South Facad						
	Split/Cracked, Exter							
7	Location : North F	Cacade, South Facad	le, Cross	overs				
Parapets	2%		2046	*	*	5	¢1.500	
Copper/Terne	2% Recent Repair Evide	ent Extent : Light A				5	\$1,500	
	Location : Through	_	геи Аујес	.iea . 100%				
Masonry: Brick	55%	10111	LIFE	*	*	5	\$8,300	
Masomy. Blick	Recent Repair Evide	ent. Extent : Light. A				3	φο,500	
	Location : Through	_						
	Recent Replace Evid		Area Aff	ected : 25%				
	Location : Through		55					
Masonry: Limestone	13%		LIFE	*	*	5	\$2,500	
•	Recent Repair Evide	nt, Extent : Light, A	rea Affe	cted : 100%				
	Location: Through	hout						
Metal Rail	15%		2031	*	*	5-10	\$40,900	
	Recent Repair Evide Location : Through	_	rea Affe	cted : 100%				
Metal: Cage/Fence	15%		2031	*	*	5-10	\$17,500	
	Recent Repair Evide	ent, Extent : Light, A		cted : 100%			+ - · ,5 0 0	
	Location : Through	_						

Architecture	Cı	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Built-Up (BUR)	67%		2034	**	10	\$154,000	
	Recent Replac Location : Ti	e Evident, Extent : Light, nroughout	Area Aff	ected : 100%			
Clay Tile	20%		2052	* *	10	\$46,000	
	Recent Replac Location : Th	e Evident, Extent : Light, aroughout	Area Aff	ected : 100%			
Copper/Terne	3%		2041	* *	10	\$17,200	
	Recent Repair Location : Th	Evident, Extent : Light, A proughout	rea Affe	cted : 100%			
Panel/Paver: Cer/Brk	5%		2052	* *	10	\$15,300	
	Recent Replac Location : Th	e Evident, Extent : Light, aroughout	Area Aff	ected : 100%			
Sloped Glazing	5%		LIFE	* *	5	\$153,200	
Interior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$151,900	
Ceramic Tile	3%		2035	* *	5	\$20,800	
Panel/Paver: Cer/Brk	5%		2034	* *	5	\$78,100	
Terrazzo	35%		LIFE	* *	5	\$189,900	
Vinyl Tile	5%		2034	* *	3	\$13,000	
Vinyl Tile	30%		2031	* *	3	\$78,100	
Vinyl Tile 9" X 9"	12%		2021	\$938,700	3	\$41,700	
	Broken/Missin	g Elements, Extent : Mod	lerate, Ar	ea Affected : 15%			
	Location : 31	d Floor Bridge To Buildi	ng P				
Interior Walls							
Ceramic Tile	5%		2029	* *	5	\$58,000	
Concrete Masonry Unit	10%		LIFE	* *	5	\$46,400	
Gypsum Board	20%		LIFE	* *	5	\$139,100	
	Repairs in Pro Location : F	gress, Extent : Light, Are loors 2, 6, 7	a Affecte	d : 15%			
Gypsum Board	5%		LIFE	* *	5	\$34,800	
Plaster		ow \$166.400	LIFE	* *	5	\$121,700	
- 100,001		nbling, Extent : Moderate		ffected : 15%	-	¥121,700	
	O	loors, 2, 8, 10 - B Buildin					
SGFT/Glazed Masonry	25%		LIFE	* *			
551 1/Glazea Masolily	23/0						

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 #: 125

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	2-4	\$54,900	2031	* *	5	\$83,000	
_	Broken/Mi	ssing Elem	ents, Extent : Light	t, Area A	ffected : 10%			
	Location	: Through	out		-			
AcousTileSusp.Lay-In	25%	2-4	\$54,900	2039	* *	5	\$66,400	
		ssing Elem : Through	ents, Extent : Light out	t, Area A	ffected : 10%			
Exposed Concrete	7%			LIFE	* *	5	\$5,800	
Plaster	43%	Now	\$919,700	LIFE	* *	5	\$142,800	
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	rted : 20%			
	Location Building	: 3rd Floo	r Connecting Tunn	els, Floo	rs 2, 6, 7 - A Build	ling / Flo	ors 2, 8, 10 - B	

ectrical	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	70%	2026	\$84,400	5	\$2,200	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affe	cted : 100%			
	Explanation: 2- Main Service Discon	ınect Swit	ch Rated @ 4000 A	Amperes	Each	
Fused Disc Sw	30%	2026	\$36,200	5	\$800	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affe	cted : 100%			
	Explanation : Main Service Switch R	ated @ 12	00 Amperes			
Transformers						
Dry Type	50% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: 2-150 Kva, 480/277/12		\$8,100 cted : 100%	5	\$1,100	
Dry Type	50%	2031	* *	5	\$1,100	
Біу Туре	Other Observation, Extent: Moderate, Location: Electrical Room Explanation: 112.5 Kva, 480/277/20	Area Affe		3	\$1,100	
Switchgear / Switchboard						
Fused Disc Sw	30%	2026	\$149,900	5	\$800	
Molded Case Bkrs	70%	2026	\$349,800	5	\$11,000	
Raceway						
Conduit	90%	2026	\$538,600	1		
Conduit	10%	2046	* *	1		
Panelboards						
Fused Disc Sw	10%	2025	\$55,000	5	\$1,400	
Molded Case Bkrs	80%	2025	\$440,200	5	\$12,600	
Molded Case Bkrs	10%	2042	* *	5	\$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.

Page: 337

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset #: 125

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
Under 600 Volts							
Wiring Braided Cloth	_	4 \$645,400 Extent : Moderate, Are oughout The Building	2051 a Affecte	* * ed : 100%	1		
Thermoplastic	20%		2036	* *	1		
Thermoplastic	10%		2046	* *	1		
Motor Controllers							
Locally Mounted	50%		2024	\$190,400	5	\$2,000	
Locally Mounted	30%		2031	* *	5	\$1,200	
Motor Control Center	20%		2024	\$487,900	5	\$3,300	
Ground Grounding Devices Generic	100% No Other Observati Location: Bas	on, Extent : Moderate, A	LIFE Area Affe	* * ected : 100%	5	\$8,800	
	Explanation : 0	Corroded					
Stand-by Power Transfer Switches	7						
Automatic	30%		2031	* *	1	\$55,300	
Automatic	70%		2039	* *	1	\$129,000	
Generators Diesel	Location : Gen	on, Extent : Moderate, A erator Room Emergency Generator R			1	\$231,900	
Batteries	2.17 1.1.1.1.1.1.1.1.1	inergency denerates in		. 20 11.1			
Lead/Acid	100%		2020	\$1,500	5	\$22,200	
Fuel Storage				,			
Day Tank	Location : Gen	on, Extent : Moderate, A verator Room 275 Gallons Rated Capa		* * ected : 100%	5	\$43,000	
Main Tank	50% Other Observati Location : Bas	on, Extent : Moderate, A	2029 Area Affe	* * ected : 100%	5	\$6,800	
Lighting	T	,	r				
Interior Lighting							
Fluorescent	=	Fixtures, Extent: Mode oughout The Building	2021 erate, Ar	\$4,289,800 rea Affected : 100%	10	\$234,000	
Fluorescent	-	Fixtures, Extent : Moder oughout The Building	2031 rate, Are	* * a Affected : 100%	10	\$170,200	
Fluorescent	5%	scent Light, Extent : Mo	2026 oderate, A	\$390,000 Area Affected : 100	10	\$21,300	

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

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

Asset #: 125

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type		Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Egress Lighting									
Emergency, Service	45%			2031	* *	1			
Emergency, Battery	5%			2031	* *	10	\$5,600		
Exit, LED	40%			2054	* *	1			
Exit, Service	10%			2026	\$15,800	1			
Exterior Lighting									
HID	100%			2021	\$2,312,900	10	\$1,800		
Alarm									
Security System									
No Component	70%								
Generic	30%			2031	* *	1	\$67,100		
	Other Obser	rvation, E	xtent : Moderate, A	rea Affe	cted : 100%				
	Location:	Hallway	s, Outside						
	Explanatio	on : C C T	TV Surveillance C	ameras					
Fire/Smoke Detection									
Generic, Digital	100%			2031	* *	1-3	\$369,100		
	Other Obser	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location :	Location : Throughout The Building							
	Explanation Stations	on : Strob	e Lights, Smoke De	tectors,	Horns, Alarm Bells	s And Ma	ınual Pull		

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Campus Steam	100%		2026	\$156,300	1		
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t					
	Explanation: Steam	า Provided By Powe	er House	!			
Conversion Equipment							
Pres. Reducing Valve/LP Steam	100%		2039	* *	5	\$27,600	
I	Recent Replace Evide	ent, Extent : Light, A	Area Affe	ected : 100%			
	Location: Basemen	t					
Distribution							
Steam Piping/Pump	100%		2046	* *	4	\$34,300	
Terminal Devices							
Air Handler	20%		2021	\$511,600	1	\$57,400	
	On Extended Life, Ex	tent : Moderate, Ar	ea Affec	ted : 20%			
	Location: Various						
Convector/Radiator	80%		2024	\$3,585,100	1	\$119,900	
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		

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

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

Asset #: 125

Mechanical		Current	Repair	Futur	re Replacement	М		
System	0/ 0						Designation	
Component	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Туре	1000	(Tears)				(115)		
Air Conditioning								
Conversion Equipment								
Int Pkg Unit -	10%			2020	\$945,100	2	\$2,800	
Heating/Cooling		_						
	-	_	tent : Light, Area A	ffected :	10%			
		: Various						
Reciprocating	10%			2021	\$161,000	1	\$21,500	
Compr/Chiller	D 124 D							
			Extent : Light, Ared	a Affected	d : 10%			
	Location	ı : B Buildi	ng Basement					
Ext Pkg Unit -	20%			2031	* *	2	\$5,700	
Heating/Cooling								
	-	_	tent : Light, Area A	.ffected :	20%			
	Location	: Roof						
Window/Wall Unit	60%			2021	\$585,200	1		
Distribution								
Chilled Wtr Pipe/Pump	10%			2036	* *	4	\$2,300	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2021	\$201,500	1	\$28,700	
No Component	90%							
Heat Rejection	1.007			2021	\$202.400	•	Ф22.200	
Remote Air Cond	10%			2021	\$283,400	2	\$32,300	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$258,700	
Exhaust Fans	100%			LIFE		2-3	\$238,700	
Interior	40%	Now	\$21,000	2021	\$209,800	2	\$4,500	
interior			ent : Severe, Area A			2	Φ 4 ,500	
		i : Various		.	10/0			
Roof	60%			2026	\$226,300	2	\$8,500	
Plumbing	00%			2020	Ψ220,300		\$6,500	
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger	10070							
Low Temp	100%			2026	\$147,200	4	\$68,800	
Sanitary Piping					, , - 00		, ,	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2021	\$11,300	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2021	\$11,300	4	\$1,600	
Fixtures								
Generic	100%							
37 (* 17D)								

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.

Page: 340

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

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
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	Light, Area Affected	: 100%			
	Location: A And C Build	ings 6 Units: B-Roof;	B3 Units: B-10.			
	Explanation: 9 Units (6)	Passenger, 3 Freight)				
Fire Suppression						
Standpipe						
Generic	100%	2026	\$1,693,100	1-5	\$233,900	
Sprinkler						
No Component	80%					
Generic	20%	2026	\$1,107,900	1-2	\$26,000	

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE 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 : 27-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$173,600	\$115,100
Interior Architecture		\$76,600
Electrical		\$1,063,300
Mechanical		\$685,300
Total	\$173,600	\$1,940,300
Importance Code A	\$173,600	\$115,100
Importance Code B		\$1,748,600
Importance Code C		\$76,600
Total	\$173,600	\$1,940,300

Total	\$18,700	\$38,000	\$23,200	\$53,000
Importance Code C			\$2,300	
Importance Code B	\$18,700	\$28,800	\$20,900	\$52,900
Importance Code A		\$9,300		\$100
Total	\$18,700	\$38,000	\$23,200	\$53,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$8,200	\$6,200	\$8,300	\$10,200
Electrical	\$6,600	\$11,900	\$7,500	\$8,100
Interior Architecture		\$8,100	\$3,400	\$30,800
Exterior Architecture		\$7,900		
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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

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

Asset #: 4123

Architecture	Current Repair Future Replacement Maintenance		aintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%		\$173,600	LIFE	* *	5	\$45,300	
		_	Extent: Moderate		ffected : 5%			
			cade At Window Si					
	-		e, Extent : Modera	te, Area 1	Affected : 20%			
	Location	ı : Through	out					
Windows								
Aluminum	100%			2042	* *	5	\$4,500	
Parapets								
Metal Rail	100%			2039	* *	5-10	\$12,900	
Roof								
Single Ply Membrane	100%			2034	* *	10	\$69,800	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	\$11,100	
Ceramic Tile	3%			2035	* *	5	\$2,200	
Vinyl Tile	90%			2031	* *	3	\$24,400	
Interior Walls								
Ceramic Tile	3%			2035	* *	5	\$4,700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$9,300	
Gypsum Board	82%			LIFE	* *	5	\$76,600	
Ceilings								
AcousTileSusp.Lay-In	85%			2031	* *	5	\$61,500	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$9,000	

lectrical	Curre	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2036	* *	5	\$200			
	Other Observation	n, Extent : Moderate, A	Area Affe	ected : 100%					
	Location : Elect	rical Room							
	Explanation : M	ain Service Disconnec	t Switch	Rated @ 2500 Am	peres				
Transformers									
Dry Type	100%		2031	* *	5	\$200			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Elect	rical Room							
	Explanation: 50	00 Kva, 480/277 Volts							
Switchgear / Switchboard									
Fused Disc Sw	100%		2036	* *	5	\$200			
Raceway									
Conduit	100%		2036	* *	1				
Panelboards									
Molded Case Bkrs	100%		2034	* *	5	\$1,300			

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

Asset #: 4123

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
Inder 600 Volts								
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers						_		
Locally Mounted	100%			2031	* *	5	\$300	
Ground								
Grounding Devices	1.000/							
Not Accessible	100%							
tand-by Power								
Transfer Switches Automatic	100%			2031	* *	1	\$14,900	
Generators	10070			2031		1	\$14,900	
Diesel	100%			2029	* *	1	\$18,700	
Diesei		ervation F	Extent : Moderate, A		cted · 100%	1	Ψ10,700	
			The Building	17 00 11990	. 100/0			
			gency Generator R	ated @ :	53 Kw			
Batteries	<i>T</i>		8					
Lead/Acid	100%			2019	\$1,500	5	\$1,800	
Fuel Storage					+-,		+-,	
Day Tank	50%			2034	* *	5	\$4,500	
	Other Obs	ervation, E	Extent : Moderate, A		cted : 100%		, ,	
	Location	: Outside						
	Explana	tion : 100 (Gallon Capacity					
Main Tank	50%			2041	* *	5	\$700	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
		: Outside						
	Explana	tion : 30,00	00 Gallon Capacity					
ighting								
Interior Lighting								
Fluorescent	98%			2026	\$276,100	10	\$43,500	
	-		ures, Extent : Mode	erate, Ar	ea Affected : 100%	ó		
	Location	: Through	out The Building					
Incandescent	2%			2026	\$12,500	2		
Egress Lighting								
Emergency, Service	50%			2026	\$12,200	1		
Exit, Service	50%			2026	\$8,200	1		
Exterior Lighting								
HID	100%			2026	\$186,800	10	\$100	
ightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$1,400	
Alarm								
Security System	=							
No Component	70%			2025	 .		A = 10 -	
Generic	30%			2026	\$44,900	1	\$5,400	
			Extent : Moderate, A	Area Affe	ected : 100%			
		-	s And Outside					
	Explana	tion : C C'	TV Surveillance C	ameras				

Maintenance \$ are aggregated over a ten-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			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%	2026	\$512,200	1-3	\$29,800		
	Other Observation, Extent: Moderate, A	Area Affec	cted : 100%				
	Location: Throughout The Building						
	Explanation : Strobe Lights, Smoke De Horns	etectors, A	Alarm Bells, Manu	al Pull S	tations And		

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
•			Extent : Light, Area	Affected	: 100%			
		ı : Steam R						
	Explana	tion : Stean	n Supplied From Po	ower Ho	use			
Conversion Equipment	1000/			2020	* *	_	Φ2.000	
Pres. Reducing Valve/LP	100%			2029	* *	5	\$2,900	
Steam								
Distribution	1.000/			2016	* *	4	Φ2 600	
Steam Piping/Pump	100%			2046	* *	4	\$3,600	
Terminal Devices	7.50/			2026	#200.000	1	Ф 22 400	
Air Handler	75%			2026	\$200,000	1	\$22,400	
Fan Coil Unit/Heat	25%			2026	\$185,100	1	\$3,900	
Air Conditioning								
Energy Source	1000/			2042	* *	1		
Electricity	100%			2042	7- 7-	1		
Conversion Equipment	900/			2026	\$260,000	2	\$2.400	
Ext Pkg Unit -	80%			2026	\$260,900	2	\$2,400	
Heating/Cooling	D 22 Dafu	icanant Ex	tent : Light, Area A	ffootod.	200/			
•		-	of, 1 On The Side O	•				
			Extent : Light, Area		_			
·	Location		xieni . Ligni, Area	Ајјестеи	. 00/0			
		-	of Top Units					
No Common of			oj 10p Oniis					
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	1000/			LIDD	* *	2.5	¢27,000	
	100%			LIFE	4 4	2-5	\$27,000	
Exhaust Fans	1000/			2026	¢20, 200	2	¢1 500	
Roof	100%			2026	\$39,300	2	\$1,500	
Plumbing II/C Water Pining								
H/C Water Piping	100%			2036	* *	1		
Brass/Copper	100%			2030		1		
HW Heat Exchanger	100%			2046	* *	4	\$7,200	
Low Temp	100%			2040	-4- 4-	4	\$7,200	

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.

Mechanical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2031	* *	1	\$3,000	
	Other Observation, Extent : L	ight, Area Affected : 1009	%			
	Location : New Enclosure N	ear Sidewalk				
	Explanation: R P Z Located	Outside				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 1009	%			
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$24,400	

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

Page: 346

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 20-Feb-2015 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327678

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$163,600	\$116,200
Interior Architecture	\$102,900	\$14,196,100
Electrical		\$5,822,600
Mechanical		\$556,400
Total	\$266,500	\$20,691,400
Importance Code A	\$163,600	\$116,200
Importance Code B	\$48,900	\$6,532,500
Importance Code C	\$54,000	\$14,042,600
Total	\$266.500	\$20,691,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$19,400
Interior Architecture		\$37,800		
Electrical	\$23,900	\$39,100	\$27,200	\$30,800
Mechanical	\$98,400	\$95,200	\$65,600	\$85,100
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$142,000	\$191,800	\$112,500	\$155,000
Importance Code A		\$5,200		\$19,700
Importance Code B	\$142,000	\$186,600	\$112,500	\$135,200
Importance Code C				
Total	\$142,000	\$191,800	\$112,500	\$155,000



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

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

Asset #: 4433

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component	% of	Fail Date	Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Exterior								<u> </u>
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	\$116,200	
Metal Panel	5%			2046	* *	5-10	\$44,400	
Pre-Cast Concrete	2%			LIFE	* *	5	\$8,400	
Window Wall	3%			2046	* *	5	\$14,500	
Windows								
Aluminum	100%			2042	* *	5	\$54,100	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5	\$8,800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,900	
Roof								
IRMA/Protected Membrane	100%	Now	\$163,600	2031	* *			
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	ı : Over 5th	Floor					
	Paver Blo	ck Ballast,	Extent : Moderate,	Area Aff	ected : 100%			
	Location	ı : Over 5th	Floor Roof					
			xtent : Moderate, A	00				
			rse Station 5a, Cor	ridor Ned	ar Room 6, Restroo	om In Ro	om 6, Storage	
T	Room 50	106						
Interior Floors								
Carpet	10%			2025	\$343,300	3	\$39,400	
Cast in Place Concrete	10%			LIFE	**	5	\$57,500	
Terrazzo	5%			LIFE	* *	5	\$10,300	
Vinyl Tile	75%			2031	* *	3	\$74,000	
Interior Walls	1370			2031			Ψ7 1,000	
Ceramic Tile	5%	Now	\$54,000	2035	* *	5	\$9,600	
			ents, Extent : Mod		ea Affected : 5%	Ü	Ψ>,000	
		_	rt Wash Down Are					
	Jnt Morta	r Miss/Ero	l, Extent : Moderai	e, Area A	Affected : 10%			
			rt Wash Down Are					
Concrete Masonry Unit	15%			LIFE	* *	5	\$22,900	
Fabric on Framing	35%			2027	\$13,939,400	5	\$66,900	
Gypsum Board	45%			LIFE	**	5	\$103,300	
Ceilings	1370			EII E			Ψ103,300	
AcousTileSusp.Lay-In	65%			2039	* *	5	\$97,900	
neous mesusp.zuj m		netration. E	xtent : Moderate, A		cted : 10%	J	Ψ>7,>00	
		ı : 5th Floo	r Corridor Near Ro			ırse Stati	on 5a, Restroom	
Evnosad Concrete	10%			LIFE	* *	5	\$2,400	
Exposed Concrete Gypsum Board	25%			LIFE	* *	5	\$2,400 \$47,100	
CIVDSHIII BOATO	23%			LIEE	-11-	,	3/1 / 11111	

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

Under 600 Volts

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

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

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

Asset #: 4433

Electrical	Current Repair	Future Re	placement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Modera Location : Electrical Room Explanation : 2- Main Service Swi			5 ch	\$800	
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	* *	5	\$800	
Raceway	1000/	2026	* *	1		
Conduit	100%	2036	* *	1		
Panelboards Fused Disc Sw	100/	2024	* *	5	\$400	
Molded Case Bkrs	10% 90%	2034 2034	* *	5 5	\$400 \$4,100	
Wiring	90%	2034		3	\$4,100	
Thermoplastic	100%	2036	* *	1		
Motor Controllers	10070	2030				
Locally Mounted	5%	2031	* *	5	\$100	
Motor Control Center	95%	2031	* *	5	\$4,500	
Ground	22,0				7 1,5 0 0	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,600	
Stand-by Power						
Transfer Switches						
Automatic	100%	2031	* *	1	\$53,800	
Generators						
Diesel	100% Other Observation, Extent: Modera Location: Generator Room Explanation: Emergency Generato			1	\$67,700	
Batteries						
Lead/Acid	100%	2019	\$1,500	5	\$6,500	
Fuel Storage						
Day Tank	50% Other Observation, Extent: Modera Location: Generator Room	•••	* *	5	\$16,200	
Main Tank	Explanation: 100 Gallon Capacity 50% Other Observation, Extent: Modera Location: Outside Explanation: 2500 Gallon Capaci	2041 te, Area Affected	* *	5	\$2,600	
Lighting						
Interior Lighting Fluorescent	98% T-8 Lamps And Fixtures, Extent : Mo Location : Throughout The Buildin		\$2,879,700 fected : 100%	10	\$157,100	
Eluoroscent	2%	2026	¢50 000	10	\$2.200	
Fluorescent	2% Compact Fluorescent Light, Extent: Location: Hallways		\$58,800 Affected : 100		\$3,200	

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 #: 4433

Electrical	C	Current Repair		e Replacement	M		
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	40%		2026	\$35,200	1		
Emergency, Battery	10%		2026	\$24,100	10	\$4,200	
Exit, LED	10%		2041	* *	1		
Exit, Service	40%		2026	\$23,800	1		
Exterior Lighting							
HID	100%		2026	\$675,100	10	\$500	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2041	* *	5	\$5,100	
Alarm							
Security System							
No Component	70%						
Generic	30%		2026	\$162,200	1	\$19,600	
	Other Observ	vation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : I	Hallways					
	Explanation	n : C C T V Surveillance C	ameras				
Fire/Smoke Detection	·						
Generic, Digital	100%		2026	\$1,851,300	1-3	\$107,700	
		vation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: T	Throughout The Building					
	Explanation	n : Strobe Lights, Manual F	ull Statio	ons, Smoke Detecto	ors, Aları	m Bells, Horns	

lechanical	Current Repair		Futur	e Replacement	M			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Campus Steam	100%			2036	* *	1		
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Steam Room					
	Explanati	ion : Stean	n Supplied From Po	ower Ho	use			
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$10,400	
Steam								
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Steam Ro	oom					
	Explanati	ion : 3 Hea	at Exchangers For	Radiator	s And Induct Coils	5		
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	\$6,500	
Steam Piping/Pump	50%	Now	\$31,200	2046	* *	4	\$4,300	
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	cted : 20%		. ,	
		: Steam Re		33				
	Explanati	ion : Cond	ensate Return Pum	n Is Und	ersized			

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

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

Asset #: 4433

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	ı							
Terminal Devices								
Air Handler	50%			2031	* *	1	\$54,100	
Convector/Radiator	40%			2039	* *	1	\$22,600	
Fan Coil Unit/Heat	10%			2031	* *	1	\$5,700	
Air Conditioning							· /	
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2035	* *	1	\$189,200	
	R-134a Re	frigerant,	Extent : Light, Ared	ı Affected	l : 100%			
	Location	: M E R, I	Basement					
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: M E R, I	Basement					
	Explana	tion : 2 Un	its					
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$12,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	* *	1	\$108,100	
Heat Rejection								
Water Cooling Tower	100%			2027	\$513,100	2	\$175,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,500	
Exhaust Fans								
Interior	50%			2031	* *	2	\$2,700	
Roof	50%			2031	* *	2	\$2,700	
lumbing								
H/C Water Piping						_		
Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger	4.00			• • • •			** * * * * * * * * * * * * * * * * * *	
Low Temp	100%			2046	* *	4	\$25,900	
Sanitary Piping	4.00							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1005			2021	.a. •	,	A	
Rigid Piping	100%			2031	* *	4	\$2,500	
Sewage Ejector(s)	1005			2021	.a. •	,	A	
Electric	100%			2031	* *	4	\$2,500	
Backflow Preventer	1005			2021	alo -l-	,	640 5 00	
Generic	100%			2031	* *	1	\$10,700	
Fixtures	1000:							
Generic	100%							

Vertical Transport

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

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

Mechanical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent : Li	ight, Area Affected : 8	0%			
	Location: B-5					
	Explanation: 3 Units					
Hydraulic	25%	LIFE	* *			
	Other Observation, Extent : Li	ight, Area Affected : 2	0%			
	Location: B-1					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$88,100	
Sprinkler						
Generic	100%	2052	* *	1-2	\$49,000	
Fire Pump						
Generic	100%	2035	* *	1	\$32,600	

Page: 352

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 03-Mar-2016 Landmark Status : NONE

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

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$810,200	\$629,400
Interior Architecture	\$913,200	\$929,400
Electrical	\$36,600	\$4,520,500
Mechanical		\$79,300
Total	\$1,760,000	\$6,158,600
Importance Code A	\$810,200	\$629,400
Importance Code B	\$892,100	\$5,529,200
Importance Code C	\$57,800	
Total	\$1,760,000	\$6.158.600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,500			
Interior Architecture	\$400			
Electrical	\$4,300	\$2,800	\$6,800	\$3,400
Mechanical	\$5,700	\$11,300	\$5,700	\$5,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$53,700	\$24,000	\$22,400	\$18,900
Importance Code A	\$33,500			
Importance Code B	\$19,900	\$24,000	\$22,400	\$18,900
Importance Code C	\$400			
Total	\$53,700	\$24,000	\$22,400	\$18,900



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

^{**} 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 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
Exterior								
Exterior Walls								
Cast in Place Concrete	85%			LIFE	* *	5	\$440,100	
Masonry: Brick Cavity	15%			LIFE	* *	5	\$15,500	
Parapets								
Cast in Place Concrete	90%			LIFE	* *	5	\$818,700	
Masonry: Brick	10%			LIFE	* *	5-10	\$30,100	
Roof								
Cast in Place Concrete	95%			LIFE	* *	10	\$180,800	
Modified Bitumen	3%			2027	\$20,400	10	\$3,400	
Single Ply Membrane	2%			2027	\$7,900	10	\$2,300	
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$421,700	LIFE	* *	5	\$867,400	
	Broken/Mi	ssing Eleme	nts, Extent : Mode	erate, Ar	rea Affected : 20%			
	Location	: Potholes T	Throughout					
Interior Walls								
Cast in Place Concrete	95%			LIFE	* *	10	\$57,800	
Masonry: Brick	5%			LIFE	* *	10	\$400	
Ceilings								
Exposed Concrete	100%			LIFE	* *	5-10	\$495,700	

Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	/	nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2027	\$46,000	1		
Panelboards							
Molded Case Bkrs	100%		2035	* *	5	\$8,000	
Wiring							
Thermoplastic	100%		2027	\$100,800	1		
Lighting							
Interior Lighting							
HID	100%		2027	\$2,535,600	10	\$9,800	
Egress Lighting							
Emergency, Battery	50%		2022	\$209,200	10	\$36,600	
Exit, Service	50%		2022	\$41,900	1		
Exterior Lighting							
HID	100%		2022	\$1,171,800	10	\$900	
Alarm							
Security System							
No Component	90%						
Generic	10%		2027	\$93,900	1	\$11,300	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2027	\$321,400	1-3	\$19,300	

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

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

HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Mechanical	Current Repair	Future Repl	acement	Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim		Cycle Estimated Cost Yrs)	Priority
Plumbing					
Sanitary Piping					
Cast Iron	100%	LIFE	* *	1	
Storm Drain Piping					
Cast Iron	100%	LIFE	* *	1	
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent : Li	ght, Area Affected : 100%	6		
	Location: 1-5				
	Explanation: 2 Units				
Fire Suppression					
Standpipe					
Generic	100%	2037	* *	1-5 \$153,000	

Page: 355

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 03-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9,pen

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,610,800	\$2,650,200
Interior Architecture	\$4,428,100	\$2,561,300
Electrical	\$128,700	\$11,258,500
Mechanical	\$681,400	\$11,440,400
Total	\$9,849,000	\$27,910,500
Importance Code A	\$4,610,800	\$2,865,100
Importance Code B	\$3,509,100	\$24,019,000
Importance Code C	\$1,729,100	\$1,026,400
Total	\$9,849,000	\$27,910,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$49,200		\$30,900	
Interior Architecture	\$80,100		\$77,400	\$125,800
Electrical	\$140,700	\$81,500	\$108,000	\$92,400
Mechanical	\$304,700	\$224,000	\$295,300	\$249,400
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Total	\$755,100	\$486,000	\$692,000	\$647,900
Importance Code A	\$100,300	\$51,100	\$82,100	\$51,100
Importance Code A Importance Code B	\$100,300 \$590,700	\$51,100 \$434,800	\$82,100 \$610,000	\$51,100 \$596,800
•	,,	, - ,		



 $[\]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.

Asset #: 278

Architecture	Current Repai	r Future	Replacement	Maintenance		
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls				_		
Masonry: Brick Cavity		S1,314,600 LIFE	* *	5	\$685,700	
	Misaligned/Bulging, Exten Location : At Horizontal					
Masonry: Brick Cavity	10% Now	\$950,300 LIFE	* *	5	\$82,600	
	Water Penetration, Extent	: Moderate, Area Affec	ted : 100%			
	Location : North Facade	- A Wing / Wall At Ger	nerator Intake - 31	rd Floor		
Window Wall	7%	2047	* *	5	\$216,900	
Windows						
Aluminum	60%	2043	* *	5	\$92,700	
Aluminum	40%	2035	* *	5	\$61,800	
	Other Observation, Extent	: Light, Area Affected .	100%			
	Location: Upper Floors					
	Explanation : Double Ga	uge Windows With Rec	essed Cavity			
Parapets						
Masonry: Brick Cavity	85%	LIFE	* *	5-10	\$361,100	
Metal Rail	10%	2040	* *	5-10	\$112,200	
Pre-Cast Concrete	5%	LIFE	* *	5	\$39,100	
Roof						
IRMA/Protected Membrane	25% Now	\$898,100 2037	* *			
	Drains Inad/Misposn, Exte Location : Over 10th Flo	or A Wing				
	Insul Miss/Displaced, Exte Location : Throughout	ent : Moderate, Area Af	fected : 35%			
	Water Penetration, Extent Location: 10th Floor A					
IRMA/Protected Membrane	35%	2027	\$1,257,400	10	\$154,200	
	Other Observation, Extent	: Light, Area Affected .	100%			
	Location: B And D Wing	gs.				
	Explanation: 9th Floor I	Roofs				
Modified Bitumen	25%	2035	* *	10	\$110,200	
	Recent Construction, Exten	nt : Light, Area Affected	d: 100%			
	Location: Annex And C	Wing Roof Above 10th	Floor			
Plaza Roof: Stone Pane	ls 3% Now	\$29,700 2037	* *			
	Water Penetration, Extent	: Moderate, Area Affec	ted : 20%			
	Location : Auditorium En	ntrance				
Roll Roofing	5% Now	\$93,000 2029	* *	5	\$18,400	
2	Blisters, Extent : Moderate				, ,	
	Location: Over 10th Flo	or				
	Worn/Eroded, Extent : Mo	derate, Area Affected :	25%			
	Location : Over 10th Flo	or				
Skylight, Metal/Glass	7% Now	\$932,100 2037	* *			
, - <u>0</u> , -	Glazing Broken/Cracked, I		a Affected : 25%			
	Location : Perimeter Gla					

Note: 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 #: 278

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Roof								
Skylight, Metal/Glass	7%		\$932,100	2037	* *			
			Extent : Moderate, A	Area Affe	cted : 25%			
-	Location	ı : Above A	And C Wings					
erior								
Floors	10%			2026	\$2,020,800	2	\$222.200	
Carpet	10%			LIFE	\$2,020,800	3 5	\$232,200 \$677,300	
Cast in Place Concrete Ceramic Tile	10% 5%			2036	* *			
					* *	5	\$77,400	
Panel/Paver: Cer/Brk	10%	Mass	¢427.500	2043 2032	* *	5	\$348,300	
Vinyl Tile	65%		\$437,500			3	\$377,400	
		issing Eien 1 : Through	ients, Extent : Ligh out	t, Area A	дестеа : 20%			
		_	Extent : Light, Are	ea Affect	ed : 10%			
	_	ı : Through		33				
Interior Walls		3						
Ceramic Tile	10%			2036	* *	5	\$203,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$162,900	
Fabric on Framing	5%			2028	* *	5	\$50,900	
Gypsum Board	60%			LIFE	* *	5-10	\$2,077,300	
Gypsum Board	9%			LIFE	* *	5-10	\$311,600	
Masonry: Brick	5%			LIFE	* *	10	\$30,500	
Marble Panels	1%			LIFE	* *	10	\$8,100	
War of Tanels			Extent : Light, Area		: 100%	10	φο,100	
			y Elevator Banks	55				
		tion : Cori						
Ceilings	- T							
AcousTileConcealSpLn	30%	4+	\$765,600	2032	* *	5	\$289,200	
			amage, Extent : M		Area Affected : 30		,,	
		-	rs On Floors 3, 5, 6		00			
AcousTileSusp.Lay-In	40%		\$102,100	2040	* *	5	\$308,500	
reous mesusp. Luy m			Extent : Moderate, A		cted : 5%	3	Ψ300,300	
			Rooms Below Audit					
A coueTileCuen Ley In	5%			2044	* *	5	\$77.100	
AcousTileSusp.Lay-In		atallation 1	Zutant Liaht Anag			3	\$77,100	
		siaiiaiion, 1 1 : Emergei	Extent : Light, Area	Ajjeciea	: 100%			
			icy Kooms				** **********************************	
Exposed Struc: Steel	7%			LIFE	**	10	\$216,000	
Gypsum Board	5%		\$16,000	LIFE	* *	5	\$96,400	
		Crumbling 1 : Stair A	Extent : Moderate	, Area A	ffected : 2%			
			Extent : Moderate, A	rea Affo	cted : 10%			
			or Section A, Stair		cica . 1070			
Motel Persi					* *		\$205 COO	
Metal Panel	10%	N	\$205 100	LIFE	**	5	\$385,600	
Metal Panel	3%		\$395,100	LIFE		5	\$57,800	
			xtent : Moderate, A		nea : 50%			
	ьосано	ı . Kucnen,	Food Preperation	меи				

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Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	60%		2027	\$128,900	5	\$3,200	
	Other Observation, Ex		rea Affe	cted : 100%			
	Location : Electrica						
	Explanation: Two 3	000 Amps Main Di	sconnec	t Switch			
Fused Disc Sw	40%		2027	\$85,900	5	\$1,800	
	Other Observation, Ex	ctent : Moderate, A	rea Affe	cted : 100%			
	Location : Electrica	l Room					
	Explanation : One 5	000 Amps Main Di	sconnec	t Switch			
Transformers							
Dry Type	100%		2025	\$16,200	5	\$3,800	
	Other Observation, Ex		rea Affe	cted : 100%			
	Location : Electrica						
	Explanation: Three	- 1000 Kva, 460hv	-208/12	Olv			
Switchgear / Switchboard							
Fused Disc Sw	50%		2027	\$474,800	5	\$2,200	
Molded Case Bkrs	50%		2027	\$474,800	5	\$13,600	
Raceway							
Conduit	90%		2027	\$1,077,200	1		
Conduit	10%		2047	* *	1		
Panelboards							
Fused Disc Sw	7%		2026	\$78,100	5	\$1,700	
Fused Disc Sw	3%		2043	* *	5	\$700	
Molded Case Bkrs	70%		2026	\$781,100	5	\$19,100	
Molded Case Bkrs	20%		2043	* *	5	\$5,400	
Wiring							
Thermoplastic	90%		2027	\$1,659,500	1		
Thermoplastic	10%		2047	* *	1		
Motor Controllers							
Locally Mounted	10%		2025		5	\$700	
Motor Control Center	50%		2025	\$1,086,900	5	\$14,100	
Motor Control Center	40%		2032	* *	5	\$11,300	
Ground					_		_
Grounding Devices							
Generic	100%		LIFE	* *	5	\$30,400	
Stand-by Power							
Transfer Switches							
Automatic	90%		2025		1	\$286,400	
Automatic	10%		2044	* *	1	\$31,800	

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

Asset #: 278

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Generators						
Diesel	70%	2023		1	\$280,400	
	Other Observation, Extent : Mode Location : Generator Room		ed : 100%			
	Explanation: Two 1000 Kw Wa					
Diesel	30% Other Observation, Extent: Mode Location: Generator Room Explanation: Caterpillar Gense			1	\$120,200	
Batteries	•					
Lead/Acid	30%	2021	\$500	5	\$11,500	
Nickel Cadmium	70%	2022	\$1,100	5	\$161,400	
Fuel Storage				_		
Day Tank	50% Other Observation, Extent : Mode	2026 rate. Area Affecte	\$38,400 ed: 100%	5	\$95,900	
	Location: Generator Room	, 11. cu 11, jecit	. 100/0			
	Explanation : 275 Gallons Capa	city				
Underground Storage	50%	LIFE	* *	5	\$64,000	
0	Other Observation, Extent: Mode Location: Underground Explanation: 10,000 Gallons Co	rate, Area Affecte	ed : 100%		70.,000	
Lighting	Explanation: 10,000 Gations Co	ιραειιγ				
Interior Lighting						
Fluorescent	88%	2032	* *	10	\$834,800	
	Other Observation, Extent : Mode Location : Throughout The Build Explanation : T-8 Lamps		ed : 100%			
Fluorescent	10%	2032	* *	10	\$94,900	
Puolescent	Other Observation, Extent : Mode Location : Corridors	rate, Area Affecte		10	Ф У 4 ,900	
LED	Explanation : Compact Fluoresc		ures **			
LED Egrass Lighting	2%	2035	* *			
Egress Lighting Emergency, Service	60%	2032	* *	1		
Exit, Service	40%	2032	* *	1		
Exterior Lighting		2032				
HID	100%	2022	\$3,994,600	10	\$3,200	
Lightning Protection			•		•	
Arresters/Cabling						
Generic	100%	2030	* *	5	\$30,400	
Alarm						
Security System No Component	90%					
Generic	10%	2027	\$320,000	1	\$38,600	
Fire/Smoke Detection	10/0	2021	Ψ320,000	1	Ψ30,000	
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$63,700	
<u>-</u>						

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

Asset #: 278

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2037	* *	1		
			Extent : Severe, Area	a Affecte	d : 100%			
	Location : Throughout Explanation : Steam Is Provided From Service Building							
	Explanat	non : Stean	n Is Provided From	Service	Building			
Conversion Equipment	1.000/			2020	* *	1	¢511 400	
Heat Exchanger	100%		Surana a Titalar Aman	2030		1	\$511,400	
			Extent : Light, Area		: 100%			
			or Mechanical Room	n				
District of the	Explanat	tion : 14 U	nits					
Distribution	80%	2-4	\$425,100	2035	* *	4	\$40,800	
Hot Wtr Piping/Pump			۵423,100 evere, Area Affectea			4	\$40,800	
		: Through		i . 20/0				
		_		a Affacta	1 . 20%			
	Other Observation, Extent : Severe, Area Affected : 20% Location : Throughout							
		_	oui ut Of 50 Pumps Not	Workin	a			
Stanza Dining/Dama		ion . 20 Oi	ui Oj 50 1 umps 1voi		* *	4	¢10.200	
Steam Piping/Pump	20%			2037		4	\$10,200	
Terminal Devices Air Handler	50%			2022	¢2 951 500	1	\$210,900	
Convector/Radiator	20%			2022 2025	\$2,851,500	1	\$319,800	
Induction Unit	30%			2023	\$1,998,100 * *	1 1	\$66,800 \$100,200	
	30%			2030		1	\$100,200	
Air Conditioning Distribution								
Chilled Wtr Pipe/Pump	100%			2037	* *	4	\$51,000	
Terminal Devices	10070			2037			\$31,000	
Air Handler/Cool/Ht	70%			2022	\$3,144,900	1	\$447,700	
Induction Unit	30%			2027	\$1,766,300	1	\$100,200	
Ventilation	30/0			2021	Ψ1,700,300	1	Ψ100,200	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$913,200	
Exhaust Fans	- 50,0						÷	
Interior	95%			2027	\$1,110,700	2	\$30,100	
Roof	5%			2027	\$42,000	2	\$1,600	
Plumbing					. ,			
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$29,500	LIFE	* *	1		
			evere, Area Affected	d: 2%				
	Location	: Staircas	e A - 10th Floor					
Sump Pump(s)								
Rigid Piping	100%			2032	* *	4	\$1,600	

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HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL MAIN HOSPITAL

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
Plumbing						
Sewage Ejector(s)						
Electric	100%	2027	\$11,300	4	\$2,500	
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extens	-	: 100%			
	Location : (14) B-10 (2	2) B-11				
	Explanation: 16 Units					
Escalators						
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Extend	t : Light, Area Affected	: 100%			
	Location: 1st To 2nd Fl	oor Up And Down				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2047	* *	1-5	\$521,500	
Sprinkler						
No Component	10%					
Generic	90%	2037	* *	1-2	\$260,800	
Chemical System						
Generic	100%	2025	\$26,700	1-3	\$50,600	

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Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : LINCOLN HOSPITAL SERVICE BLDG

Address : 234 EAST 149TH STREET

Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0010.020 / 279 Yr Built/Renovated : 1976 /

Area Sq Ft : 80,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 03-Mar-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$874,900	\$79,000
Interior Architecture	\$329,000	\$156,000
Electrical		\$2,126,400
Mechanical	\$234,800	\$1,048,700
Total	\$1,438,600	\$3,410,200
Importance Code A	\$874,900	\$79,000
Importance Code B	\$490,000	\$3,331,200
Importance Code C	\$73,800	
Total	\$1,438,600	\$3,410,200

Importance Code B	\$23,000 \$90,100	\$7,900	\$12,500 \$51,100	\$7,900 \$38,200
Total Importance Code A	\$121,600	\$42,200 \$7.900	\$63,600	\$46,200
Mechanical	\$77,500	\$33,900	\$51,100	\$34,000
Electrical	\$20,000	\$8,300	\$7,900	\$11,700
Interior Architecture	\$9,000			\$500
Exterior Architecture	\$15,000		\$4,500	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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

Asset #: 279

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick Cavity	97% 0-2 Misaligned/Bulging, Location : At Horiz	_		* * ! : 15%	5	\$79,000	
Metal Coiling Doors	3% 0-2 Corrosion/Rusting, E Location : Around		2032 Area Affec	* * cted : 15%	5	\$3,800	
Windows							
Aluminum	50%		2035	* *	5	\$700	
Metal Louvers	50%		2030	* *	10	\$4,200	
Parapets Masonry: Brick Cavity	85% Now Jnt Mortar Miss/Ero Location: Interior Miss/Damaged Flash Location: Interior	Parapets nings, Extent : Mod Parapets	erate, Are	ea Affected : 20%	5	\$26,000	
	Vegetation Growth, Location: Through	_	аАјјестеа	: 20%			
Metal Rail	10%		2032	* *	5-10	\$55,300	
Pre-Cast Concrete	10% 5%		LIFE	* *	5-10 5	\$19,200	
Roof	5 /0		LITE			\$19,200	
IRMA/Protected Membrane	95% Now Insul Miss/Displaced	\$478,000 l, Extent : Moderate	2037 e, Area A <u>j</u>	* * fected : 20%			
	Location : Through Miss/Damaged Flash Location : Through	nings, Extent : Mod	erate, Are	ea Affected : 50%			
	Vegetation Growth, Location: Through	Extent : Moderate, .	Area Affe	cted : 30%			
	Water Penetration, I Location : Over Th		Area Affec	eted : 10%			
	Other Observation, I Location : Entire R	oof					
D II D C	Explanation : Slate	d For Full Replace				Φ# 400	
Roll Roofing	5%		2023	\$13,000	5	\$5,100	
Interior Floors							
Cast in Place Concrete	95%		LIFE	* *	5	\$312,100	
Vinyl Tile	5%		2027	\$32,600	3	\$1,900	
Interior Walls				÷==,==		+2,200	
Cast in Place Concrete	5%		LIFE	* *	10	\$8,500	
Concrete Masonry Unit	95% Now Diagonal Cracks, Ex Location: Stairwel		LIFE	* * ed : 5%	5	\$26,000	
Ceilings							
Exposed Concrete	75%		LIFE	* *	5-10	\$70,400	
Exposed Struc: Steel	25%		LIFE	* *	10	\$37,500	
Note: All component repairs \$ estin		rs and are not escala		ential future inflation		. ,	

Note: 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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Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	80%		2027	\$17,000	5	\$300		
		Extent: Moderate, A	Area Affe	ected : 100%				
	Location : Electri							
	Explanation : Foi	ır- 5000 Amps Main	Disconn	ect Switch				
Fused Disc Sw	20%		2027	\$4,300	5	\$100		
		Extent: Moderate, A	Area Affe	ected : 100%				
	Location : Electri							
	Explanation : One	e 2000 Amps Main D	<i>Disconnec</i>	t Switch For Fire I	Pump			
Transformers								
Dry Type	100%		2025	\$16,200	5	\$300		
		Extent: Moderate, A	Area Affe	ected : 100%				
	Location : Electri							
-	Explanation: 3 -	15 Kva , 480pri - 20d	8/120sec					
Switchgear / Switchboard	- 0			* 0= * 00	_			
Fused Disc Sw	70%		2027	\$87,500	5	\$200		
Molded Case Bkrs	30%		2027	\$37,500	5	\$600		
Raceway	0.004		2025	401.100				
Conduit	90%		2027	\$91,100 * *	1			
Conduit	10%		2047	* *	1			
Panelboards	20/		20.42	ale ale	-	#100		
Fused Disc Sw	3%		2043	**	5	\$100		
Fused Disc Sw	7%		2026	\$4,800	5	\$100		
Molded Case Bkrs	80%		2026	\$55,000	5	\$1,700		
Molded Case Bkrs	10%		2043	* *	5	\$200		
Wiring	0.007		2027	Ø1.41.700	1			
Thermoplastic	90%		2027	\$141,500 * *	1			
Thermoplastic	10%		2047	* *	1			
Motor Controllers	5 0/		2025	¢7.700	_			
Locally Mounted	5% 5%		2025	\$7,700 * *	5			
Locally Mounted	5%		2040		5	Φα 000		
Motor Control Center	90%		2025	\$81,500	5	\$2,000		
Grounding Davises								
Grounding Devices	1000/		LIDE	* *	_	¢2 400		
Generic Stand by Power	100%		LIFE		5	\$2,400		
Stand-by Power Transfer Switches								
Automatic	75%		2025	\$8,600	1	\$18,500		
Automatic	75% 25%		2023	\$ 6,000	1	\$6,200		
Automatic	23%		∠040		1	\$0,200		

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Asset #: 279

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators Diesel	70% Other Observation, Extent: Moderate Location: Generator Room Explanation: Two 1000 Kw	2023 , Area Affec	\$63,100 ted: 100%	1	\$21,700	
Diesel	30% Other Observation, Extent: Moderate Location: Generator Room Explanation: One 1400kw	2023 , Area Affec	\$27,100 ted: 100%	1	\$9,300	
Batteries	-					
Nickel Cadmium	100%	2019	\$1,500	5	\$17,800	
Fuel Storage						
Day Tank	50% Other Observation, Extent: Moderate Location: Generator Room Explanation: 100 Gallons Capacity	2026 , Area Affec	\$3,000 ted: 100%	5	\$7,400	
Underground Storage	50% Other Observation, Extent: Moderate Location: Underground Explanation: 10,000 Gallons Capac		* * ted : 100%	5	\$4,900	
Lighting						
Interior Lighting Fluorescent	20% T-8 Lamps And Fixtures, Extent : Mod Location : Throughout The Building	2035 lerate, Area	* * Affected : 100%	10	\$14,700	
Fluorescent	75% Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 Lamps	2027 , Area Affec	\$1,008,600 ted: 100%	10	\$55,000	
Fluorescent	5% Compact Fluorescent Light, Extent: Machine Location: Throughout The Building	2032 Aoderate, Ai	* * rea Affected : 100	10	\$3,700	
Egress Lighting						
Emergency, Service	50%	2027	\$20,100	1		
Emergency, Service	10%	2035	**	1		
Exit, Service	40%	2027	\$10,900	1		
Exterior Lighting	1000/	2022	¢200 000	10	\$200	
Alorm	100%	2022	\$309,000	10	\$200	
Alarm Security System						
No Component	90%					
Generic		2027	\$24.800	1	\$3.000	
Generic Fire/Smoke Detection	10%	2027	\$24,800	1	\$3,000	
Generic Fire/Smoke Detection No Component Generic, Digital		2027	\$24,800	1	\$3,000	

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

Asset #: 279

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2047	* *	1		
Conversion Equipment Steam Boiler	Location Explana	servation, E n : Basemer	Extent : Light, Area at Boiler Room its To Service The I			1 Heat Ex	\$79,200 cchangers Convert	
Distribution								
Hot Wtr Piping/Pump Steam Piping/Pump	20% 80%			2043 2037	* *	4 4	\$1,200 \$3,200	
Terminal Devices Air Handler		, Extent : M	\$26,500 Toderate, Area Affe 3rd Floor Mechan			1	\$26,700	
Fan Coil Unit/Heat	20%			2027	\$245,000	1	\$5,200	
Unit Heater-Stm/HW	20%			2027	\$105,700	4	\$2,200	
Air Conditioning Energy Source Electricity Conversion Equipment	100%			2035	* *	1		
Centrifugal, Elec Chiller	R-22 Refr Location Other Ob. Location	igerant, Ex n : 2nd Floo servation, E n : 2nd Floo	tent : Light, Area A or Refrigeration Pla Extent : Light, Area or Refrigeration Pla its Service The Ent	ant Affected ant	: 100%	1	\$86,600	
Distribution	Елрини	nion . + On	us service The Emi	ire Hospi	іш Сотрієх			
Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$5,900	
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$347,500	1	\$49,500	
Heat Rejection Water Cooling Tower	Location	, Extent : M n : Roof	\$234,800 Ioderate, Area Affe evere, Area Affecte		**	2	\$64,400	
	Location							
Ventilation Distribution						_		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,600	
Exhaust Fans Interior	95%			2027	\$85,900	2	\$2,300	
Roof Plumbing	5%			2027	\$3,300	2	\$100	

Plumbing

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

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

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	70%	2037	* *	1		
Galv Iron/Steel	30%	2032	* *	1		
HW Heat Exchanger						
Low Temp	100%	2037	* *	4	\$7,900	
	Other Observation, Extent:	-	: 100%			
	Location : 3rd Floor Mech	anical Room				
	Explanation : Provide Hot	Water To Entire Ho	spital Complex			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2027	\$11,300	4	\$2,500	
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$1,600	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$40,300	
Fire Pump						
Generic	100%	2030	* *	1	\$14,900	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : Services The	Entire Hospital Cor	nplex			

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,004,300	\$785,400
Interior Architecture	\$215,500	\$680,200
Mechanical	\$536,500	\$559,000
Total	\$2,756,200	\$2,024,600
Importance Code A	\$2,004,300	\$785,400
Importance Code B	\$696,100	\$1,157,500
Importance Code C	\$55,900	\$81,700
Total	\$2,756,200	\$2,024,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,300	\$18,500		
Interior Architecture	\$6,200	\$12,500	\$15,600	\$4,700
Mechanical	\$46,200	\$18,600	\$65,900	\$18,600
Elevators/Escalators	\$41,500	\$41,500	\$41,500	\$41,500
Total	\$107,200	\$91,100	\$122,900	\$64,700
Importance Code A	\$19,900	\$25,100	\$35,700	\$6,600
Importance Code B	\$87,300	\$66,000	\$87,300	\$58,200
Importance Code C				
Total	\$107.200	\$91,100	\$122,900	\$64,700



 $[\]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 METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset #: 749

Architecture		Current	Repair	Futur	e Replacement Maintenance		Maintenance		
ystem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Туре	Total	(Tears)				(113)			
kterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	* *	5	\$158,300		
			Extent : Severe, Are	a Affecte	d : 100%				
	Location	: Through	nout						
			ata Is From Octob		Survey, Building Cl	osed Du	e To Hurricane		
	Sandy Fl	ooding - U	Ipdated Survey Req	uired					
Metal/Glass Curt Wall	15%			LIFE	* *	5	\$55,600		
Window Wall	5%			2044	* *	5	\$37,100		
Windows									
Aluminum	100%	4+	\$1,911,900	2049	* *	5	\$22,300		
	Glazing B	roken/Crac	cked, Extent : Mode	rate, Are	ea Affected : 15%				
	Location	: Penthou	se						
	Weather S	trip Missin	ng, Extent : Modera	te, Area	Affected : 100%				
		: Through	~						
Parapets									
Masonry: Brick	80%			LIFE	* *	5	\$21,700		
Metal Rail	20%			2037	* *	5-10	\$98,100		
Roof	2070			2037		5 10	Ψ>0,100		
IRMA/Protected	40%			2024	\$242,400	10	\$29,700		
Membrane	70/0			2024	Ψ2+2,+00	10	\$27,700		
Modified Bitumen	10%	2-4	\$13,300	2029	* *				
Wodified Bitumen			#15,500 Extent : Moderate, 1		ected · 30%				
	_	: Main Ro		1110011990	.c.ca . 5070				
TD CC' TD :				2024	Ф 221 000				
Traffic Topping	50%	Now	\$92,400	2024	\$231,000				
			Extent : Severe, Are		d: 60%				
	Location	: Inrough	iout Outdoor Tenni	s Courts					
erior									
Floors	1.007			2025	Φ 227 000	2	ф 27 400		
Carpet	10%			2025	\$325,800	3	\$37,400		
Cast in Place Concrete	10%			LIFE	* *	5	\$54,600		
Ceramic Tile	5%			2033	* *	5	\$12,500		
Granite Panels	5%			LIFE	* *	5	\$9,400		
Vinyl Tile	50%			2029	* *	3	\$46,800		
Vinyl Tile	15%	Now	\$97,600	2024	\$325,500	3	\$14,000		
		-	e, Extent : Severe, A	Area Affe	cted : 40%				
	Location	: 14th Flo	oor						
Under Construction	5%								
Interior Walls									
Concrete Masonry Unit	15%			LIFE	* *	5	\$20,400		
Plaster	70%			LIFE	* *	5	\$71,500		
Plaster	10%	Now	\$55,900	LIFE	* *	5	\$10,200		
			, Extent : Severe, A		rted : 40%	_	÷ 1 0, - 00		
		: 14th Flo							
Under Construction		10							
Under Construction	5%								

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

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

HEALTH AND HOSPITALS CORP. - 819 METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset #: 749

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	70%			2037	* *	5	\$218,400	
AcousTileSusp.Lay-In	15%	Now	\$61,900	2029	* *	5	\$18,700	
	Water Per	etration, E	xtent : Severe, Ared	a Affecte	d : 40%			
	Location	: Through	out From Tennis Co	ourt Rooj	f			
Exposed Concrete	10%			LIFE	* *	5	\$3,900	
Under Construction	5%							

Under Construction	5%			211 2		J	Ψ2,> 00	
lectrical		Current	Repair	Futu	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nder 600 Volts								
Service Equipment	1000/							
Not Accessible	100%		7 7:1. 4	A CC	1 00/			
	Location		Extent : Light, Area	Affectea	2:0%			
			D:11: W El	1. 1 D	T. H C	1		
Transformers	Explana	ttion: Inis	Building Was Floo	aea Due	10 Hurricane San	ay.		
Not Accessible	100%							
	100%							
Switchgear / Switchboard Not Accessible	1000/							
	100%							
Raceway	1000/							
Not Accessible	100%							
Panelboards	100%							
Not Accessible	100%	1						
Wiring Not Accessible	1000/							
	100%	1						
Motor Controllers Not Accessible	100%							
	100%							
Fround Grounding Devices								
Not Accessible	100%							
and-by Power	10070							
Transfer Switches								
Not Accessible	100%							
Generators	10070	'						
Not Accessible	100%							
Batteries	10070	'						
Not Accessible	100%							
Fuel Storage	100/0							
Not Accessible	100%							
ighting	100/0							
Interior Lighting								
Not Accessible	100%							
Egress Lighting	100/0							
Not Accessible	100%							
110111000551010	100/0							

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

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

HEALTH AND HOSPITALS CORP. - 819 METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset #: 749

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lightning Protection				
Arresters/Cabling				
Not Accessible	100%			
Alarm				
Security System				
Not Accessible	100%			
Fire/Smoke Detection				
Not Accessible	100%			

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Campus Steam	100% Now	\$11,200	2034	* *	1		
	Corroded, Extent : S						
		ine In Tunnel From					
	Other Observation, I		Affected	: 100%			
	Location: First Av						
-	Explanation : Tem	porary Boiler Set U	p On Stre	eet Due To Hurrice	ane Sand	y Flood Damage	
Conversion Equipment	0.004		2020	420.100		4.5.5.00	
Heat Exchanger	80%	T	2020	\$29,100	1	\$66,000	
	Other Observation, I		Affected	: 100%			
	Location: Through				1.		
		Access For Survey D				** 000	
Pres. Reducing Valve/L Steam	.P 20%		2027	\$21,200	5	\$2,000	
Distribution							
Hot Wtr Piping/Pump	80% Now	\$205,600	2032	* *	4	\$6,600	
	Corroded, Extent : S						
	Location : Baseme	nt Mechanical Roor	n				
Steam Piping/Pump	20% Now	\$47,600	2034	* *	4	\$1,600	
	Corroded, Extent : S	Severe, Area Affecte	d: 30%				
	Location: Baseme	nt Mechanical Roor	n				
Terminal Devices							
Air Handler	20% Now	\$55,200	2024	\$183,900	1	\$18,600	
	Corroded, Extent : N	Aoderate, Area Affe	cted : 30	%			
	Location: Baseme	nt					
Convector/Radiator	80%		2029	* *	1	\$43,100	
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		

 $[\]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 METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset #: 749

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
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	20%			2024	\$115,700	1	\$15,500	
			Extent : Light, Area	Affected	: 100%			
		i : Through	out ccess For Survey					
Window/Wall Unit	50%	iion . No A	ccess For Survey	2019	\$175,300	1		
No Component	30%			2019	\$175,500	1		
Distribution	3070							
Chilled Wtr Pipe/Pump	20%			2024	\$116,700	4	\$1,600	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2024	\$101,400	1	\$20,600	
No Component	80%							
Heat Rejection Evap Condenser	20%	Now	\$19,400	2034	* *	2	\$18,600	
Evap Condenser			919,400 evere, Area Affected			2	\$10,000	
			ıt Mechanical Roon					
	Obsolete l	Equipment,	Extent : Severe, Ar	ea Affec	ted : 10%			
			nt Mechanical Room					
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$93,000	
Exhaust Fans								
Roof	100%		7	2029	**	2	\$5,100	
		servation, E 1 : Through	Extent : Light, Area	Affected	: 100%			
		_	oui ccess For Survey					
Plumbing	Елрини	uon . No A	ccess For Survey					
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger								
Low Temp	100%		\$52,900	2054	* *	4	\$16,500	
		led Life, Ex 1 : 14th Flo	tent : Severe, Area or	Affected	: 100%			
		servation, E 1 : Building	Extent : Light, Area	Affected	: 100%			
	Explana	tion : 1 - 3,	000 Gallon Tank So d Serving Lower Fl		pper Floors			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
			Extent : Light, Area	Affected	: 100%			
		ı : Through						
0. 5 : 5: :	Explana	tion : No A	ccess For Survey					
Storm Drain Piping	100%			LIFE	* *	1		
Cast Iron	100%			LIFE	25. 45.	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 METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Mechanical	Current Rep	air Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2024	\$11,300	4	\$1,600	
Backflow Preventer						
Generic	100%	2029	* *	1	\$10,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exten	nt : Light, Area Affected	! : 100%			
	Location: B-16					
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Not Accessible	100%					
Sprinkler						
Not Accessible	100%					
Fire Pump						
Not Accessible	100%					
Chemical System						
Not Accessible	100%					

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,634,800	\$1,482,800
Interior Architecture	\$2,135,200	\$11,306,700
Electrical	\$1,855,800	\$11,319,800
Mechanical	\$7,184,100	\$7,283,400
Total	\$15,809,900	\$31,392,700
Importance Code A	\$8,658,100	\$1,683,700
Importance Code B	\$7,151,900	\$26,220,700
Importance Code C		\$3,488,400
Total	\$15,809,900	\$31,392,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$9,300	\$39,900		
Interior Architecture	\$112,600	\$15,100	\$42,000	\$92,400
Electrical	\$129,700	\$111,200	\$97,100	\$102,700
Mechanical	\$312,700	\$391,200	\$398,200	\$389,600
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$777,400	\$770,500	\$750,500	\$797,900
Importance Code A	\$13,700	\$126,700	\$84,500	\$84,500
Importance Code B	\$763,700	\$643,900	\$666,000	\$713,400
Total	\$777 400	\$770.500	\$750.500	\$797.900



 $[\]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.

rchitecture		Current R	epair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
Exterior Walls										
Cast in Place Concrete	2%	Now	\$47,500	LIFE	* *	5	\$82,400			
			ents, Extent : Mode		rea Affected : 20%					
	Location	: Canopies	At Receiving Cou	rtyard						
Masonry: Brick	88%			LIFE	* *	5	\$724,900			
Masonry: Brick	2%	Now	\$50,800	LIFE	* *	5	\$16,500			
	Rusting M	asonry Supi	t, Extent : Severe, A	Area Affe	ected : 100%					
	Location	: At Walkw	yay To Pediatric E	ntrance						
	Other Obs	Other Observation, Extent : Severe, Area Affected : 100%								
	Location	: Walkway	To Pediatric Entre	ance						
	•		s Supporting Conc arily Supported By		kway Are Severily Columns.	Deterior	ated. The			
Masonry: Granite	3%			LIFE	* *	5	\$18,500			
Metal Panel	2%			2044	* *	5-10	\$113,300			
Window Wall	3%			2044	* *	5	\$92,700			
Windows										
Aluminum	70%			2040	* *	5	\$243,100			
Aluminum	5%	Now	\$744,000	2049	* *	5	\$8,700			
			Extent : Moderate, out Basement	Area Afj	fected : 50%					
Aluminum	20%	Now	\$2,976,100	2049	* *	5	\$34,700			
	Ctrwt/Balr	nc Not Fund	rt, Extent : Modera	te, Area	Affected : 25%		, ,			
	Location	: Througho	out							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%									
	Location	: Througho	out							
Glass Block	3%			LIFE	* *	5	\$6,500			
Metal Louvers	2%			2033	* *	10	\$43,400			
Parapets							. ,			
Masonry: Brick	80%			LIFE	* *	5	\$33,100			
Metal Rail	20%			2037	* *	5-10	\$149,500			

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

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

Asset #: 281

Architecture		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
Exterior	•			•				
Roof								
Asphalt Macadam		Now	\$47,100	2029	* *	5	\$9,000	
	_	_	Extent: Moderate	_	-			
		_	Driveway Over Ce					
			xtent : Severe, Ared					
	Location :	Parking .	Driveway Over Ce					
Built-Up (BUR)	10%			2024	\$126,100	10	\$26,900	
IRMA/Protected Membrane	5%	Now	\$137,200	2034	* *			
			ings, Extent : Mod					
			w Born Pavillion C					
			xtent : Moderate, A					
			w Born Pavillion O	-				
			xtent : Moderate, A	Area Affe	cted : 100%			
			w Born Pavillion					
TD V (D) 1	Explanation			2024	ale ale			
IRMA/Protected Membrane		Now	\$219,600	2034	* *			
			xtent : Moderate, A					
			ditorium And Emer					
			: Moderate, Area					
			ditorium And Emer					
IRMA/Protected Membrane	5%	Now	\$109,800	2034	* *			
			Extent : Moderate,	Area Afj	fected : 100%			
			ergency Room					
			xtent : Moderate, A					
			ergency Room	1.00	500/			
			: Moderate, Area	Affected	: 50%			
		Over Em	ergency Room					
Modified Bitumen	50%			2029	* *	10	\$134,700	
Single Ply Membrane		Now	\$9,300	2024	\$46,300			
	=	-	tent : Moderate, A rd Floor Opd	rea Affec	ted : 10%			
			xtent : Moderate, A rd Floor Opd	Area Affe	cted : 10%			
Skylight, Plastic	3%			2037	* *	1		
Traffic Topping	2%			2029	* *	10	\$9,000	
nterior				-		-	1 - 7	

Interior

Asset #: 281

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance			
ystem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Туре										
terior										
Floors					*** 	_				
Carpet	5%			2023	\$877,200	3	\$100,800			
Cast in Place Concrete	5%			LIFE	* *	5	\$147,000			
Ceramic Tile	3%			2033	* *	5	\$40,300			
Quarry Tile	3%			2037	* *	5	\$60,500			
Terrazzo	5%			LIFE	* *	5	\$52,500			
Traffic Topping	10%			2032	* *	5	\$168,000			
Vinyl Tile	55%			2024	\$6,427,600	3	\$369,600			
Vinyl Tile	9%			2019	\$1,051,800	3	\$45,400			
	Other Obs	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Corridors									
	Explana	tion : 9 inc	h X 9 inch Tiles							
Vinyl Tile	5%			2032	* *	3	\$25,200			
Interior Walls							•			
Ceramic Tile	5%			2027	\$2,902,200	5	\$102,800			
Concrete Masonry Unit	10%			LIFE	* *	5	\$82,300			
Fiberglass Panel	2%			LIFE	* *		,			
Gypsum Board	10%			LIFE	* *	5	\$123,400			
Granite Panels	5%			LIFE	* *		, -,			
Marble Panels	3%			LIFE	* *					
Plaster	45%			LIFE	* *	5	\$277,600			
SGFT/Glazed Masonry	20%			LIFE	* *	Ü	<i>\$277</i> ,000			
Ceilings										
AcousTileConcealSpLn	50%			2029	* *	5	\$840,100			
.			Extent : Moderate, A		cted : 20%		, , , , , ,			
			n Pavillion, Emerg							
AcousTileSusp.Lay-In	33%			2037	* *	5	\$443,600			
Exposed Concrete	5% 5%		\$663,400	LIFE	* *	5	\$10,500			
Exposed Colletete			. ,			3	\$10,500			
	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							
Metal Panel	5%			LIFE	* *	5	\$84,000			
Metal Panel	2%			LIFE	* *	5	\$33,600			
Plaster	5%			LIFE	* *	5	\$42,000			
			Extent : Severe, Ared	a Affecte	d: 10%					
	Location	ı : Auditori	um							

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

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	Futur	e Replacement	Ma		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Air Circuit Breaker	50% Other Observation, Extent : Moderate, A Location : Electrical Room 1	2024 Area Affe	\$100,400 cted: 100%	5	\$2,300	
	Explanation: 2-3000 Amperes Main	Service P	rotectors			
Air Circuit Breaker	50% Other Observation, Extent: Moderate, A Location: Electrical Room 2 Explanation: 2-4000 Amperes Main	2024 Area Affe	\$100,400 cted: 100%	5	\$2,300	
Transformers	Explanation : 2- 4000 Amperes Main	Service I	Totectors			
Dry Type	50% Other Observation, Extent: Moderate, Location: Electrical Room 1 Explanation: 112 Kva, 480/277/208 V		* * cted : 100%	5	\$1,700	
Dry Type	50% Other Observation, Extent: Moderate, A Location: Electrical Room 2 Explanation: 150 Kva, 480/277/120 V	2037 Area Affe	* * cted : 100%	5	\$1,700	
Switchgear / Switchboard	Explanation : 130 Kva, 400/277/120 V	ous				
Molded Case Bkrs	100%	2024	\$799,600	5	\$23,600	
Raceway Busway	5%	2029	* *	1		
Conduit	85%	2024	\$847,800	1		
Conduit	10%	2044	**	1		
Panelboards						
Fused Disc Sw	5%	2032	* *	5	\$1,000	
Molded Case Bkrs	75%	2023	\$687,800	5	\$17,700	
Molded Case Bkrs	10%	2032	* *	5	\$2,400	
Molded Case Bkrs	10%	2040	* *	5	\$2,400	
Wiring Braided Cloth	65% 2-4 \$998,800	2049	* *	1		
	Insulation Aged, Extent : Moderate, Are Location : Throughout The Building	ea Affecte	d : 100%			
Busway	5%	2022	\$76,800	1		
Thermoplastic	20%	2034	* *	1		
Thermoplastic	10%	2044	* *	1		
Motor Controllers						
Locally Mounted	80%	2022		5	\$4,800	
Locally Mounted	20%	2037	* *	5	\$1,200	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$13,200	
Stand-by Power					÷10, = 30	
Transfer Switches						
Automatic	50%	2022		1	\$138,100	
Automatic	50%	2029	* *	1	\$138,100	

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

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

Asset #: 281

Electrical	Current Repair	Future	Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Stand-by Power										
Generators	1000/	2020		1	¢2.47.000					
Diesel	100% Other Observation, Extent: Moderate,	2020	stad · 100%	1	\$347,800					
	Location: Generator Room	, Агеи Ајјес	.iea . 10070							
	Explanation: 2- Generators Rated @	750 Kw A	nd 600 Kw							
Batteries	Espianarion : 2 Generators raisea	2 730 11 11								
Lead/Acid	100%	2018	\$1,500	5	\$33,300					
Fuel Storage										
Day Tank	50%	2040	* *	5	\$83,300					
-	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Generator Room									
	Explanation: 2- Day Tanks - 30 Gal	lon And 50	Gallon Capacity							
Main Tank	50%	2027	\$55,600	5	\$13,200					
	Other Observation, Extent: Moderate,	, Area Affec	cted : 100%							
	Location: Basement									
	Explanation: 2- Main Tanks - 6000	Gallon And	! 7500 Gallon Cap	pacity						
Lighting										
Interior Lighting	1.50/	2020	ale ale	10	ф1 22 5 00					
Fluorescent	15%	2029	**	10	\$123,500					
	T-5 Lamps And Fixtures, Extent: Mod	erate, Area	Affectea: 100%							
	Location: Throughout The Building				* 4.4. * 0.0					
Fluorescent	5%	2029	**	10	\$41,200					
	T-12 Lamps And Fixtures, Extent : Mo Location : Basement	derate, Are	a Affected : 100%)						
Fluorescent	60%	2029	* *	10	\$494,200					
	Other Observation, Extent: Moderate,	, Area Affec	cted : 100%							
	Location: Throughout The Building									
	Explanation: T-8 Lamps									
Fluorescent	19%	2029	* *	10	\$156,500					
	Other Observation, Extent: Moderate,	, Area Affeo	cted : 100%							
	Location: Throughout The Building									
	Explanation: Compact Fluorescent	Lamps								
HID	1%	2029	* *	10	\$300					
Egress Lighting		_		_						
Emergency, Service	50%	2024	\$225,900	1						
Exit, LED	40%	2052	**	1						
Exit, Service	10%	2024	\$30,600	1						
Exterior Lighting	1000/	2024	Φ2 450 100	10	#2.5 00					
HID	100%	2024	\$3,468,100	10	\$2,700					
Alarm										
Security System No Component	60%									
Generic	40%	2024	\$1,111,300	1	\$134,200					
OCHEHC	Other Observation, Extent : Moderate,			1	φ13 4 ,200					
	Location: Inside And Outside The B									
	Explanation: C C T V Surveillance	_	stem, Intrusion Al	arm Syst	em And Infant					

Maintenance \$ are aggregated over a ten-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 Replacement	Maintenance							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority						
Alarm										
Fire/Smoke Detection										
No Component	60%									
Generic	40%	2024 \$3,804,400	1-3 \$228,100							
	Other Observation, Extent : Moderate, .	Area Affected : 100%								
	Location: Hallways, Lobby, Restrooms, Mechanical Rooms									
	Explanation: Strobe Lights, Manual I	Pull Stations, Smoke Detect	ors And Alarm Bells							

Mechanical		Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating										
Energy Source										
Fuel Oil No 6	100%	0-2	\$2,261,700	2054	* *	5	\$139,100			
	Malfunctioning, Extent: Moderate, Area Affected: 50%									
	Location : Oil Tanks, East Side Underground									
	On Extended Life, Extent: Moderate, Area Affected: 100%									
	Location : Fuel Oil Tanks, East Side Underground									
	Other Observation, Extent: Light, Area Affected: 100%									
		_	ound Tanks							
			5,000 Gallon Tanks							
Commission Empirement	2 - 50,00	00 Gallon T	anks							
Conversion Equipment	1.00/			2027	¢10.600	1	¢44.400			
Heat Exchanger Steam Boiler	10% 90%	0-2	\$4,023,300	2027 2044	\$19,600 * *	1 1	\$44,400 \$720,400			
Steam Boller			. , ,			1	\$720,400			
	Malfunctioning, Extent : Severe, Area Affected : 100% Location : Basement									
				aa Affaa	tod - 100%					
	Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : Basement									
	Locanon : Basement Other Observation, Extent : Light, Area Affected : 100%									
		ı : Basemen	0 .	Пусстей	. 10070					
		tion : 4 Uni								
Distribution	Бърши	+ 0111								
Hot Wtr Piping/Pump	90%			2032	* *	4	\$39,800			
Steam Piping/Pump	10%	Now	\$32,100	2034	* *	4	\$4,400			
200m 1 1pmg/1 0mp			oderate, Area Affe		6	•	Ψ.,			
			ate Return Line Co							
Terminal Devices										
Air Handler	30%			2024	\$1,485,400	1	\$166,600			
Convector/Radiator	70%			2037	* *	1	\$203,000			
Air Conditioning	, ,						,			
Energy Source										
Electricity	100%			2040	* *	1				

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

Asset #: 281

Mechanical	Current Repair			Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2033	* *	1	\$728,900	
			Extent : Light, Ared Chillers In The Base			Roof		
Window/Wall Unit	25%			2019	\$471,900	1		
Distribution					+ 11 - 12 - 2 - 2			
Chilled Wtr Pipe/Pump	75%			2034	* *	4	\$49,800	
No Component	25%						, ,,,,,,,	
Terminal Devices								
Air Handler/Cool/Ht	75%			2024	\$2,925,400	1	\$416,500	
No Component	25%				, ,,		, -,-	
Heat Rejection								
Water Cooling Tower	60%			2025	\$1,581,500	2	\$542,300	
2			Extent : Light, Area	Affected			. ,	
	Location		Ü					
	Explana	tion : 3 Un	its					
No Component	10%							
r to component			Extent : Light, Area	Affected	: 0%			
	Location			55	, ,			
			Of The 5 Chillers					
No Component	30%							
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$500,800	
Exhaust Fans							,	
Interior	80%			2024	\$812,100	2	\$22,000	
Roof	20%	Now	\$146,000	2034	* *	2	\$4,400	
	On Exten	ded Life, Ex	ctent : Moderate, A	rea Affec	ted : 100%			
	Location							
umbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger								
Low Temp	100%			2050	* *	4	\$133,200	
•	Other Ob	servation, I	Extent : Light, Area	Affected	: 100%			
	Location	n : Basemei	ıt					
	Explana	ition : 3 Un	its - Instantainious	Type				
Sanitary Piping								
Cast Iron	100%	Now	\$99,700	LIFE	* *	1		
	Corroded	, Extent : N	loderate, Area Affe		%			
		n : Through						
Storm Drain Piping								
Cast Iron	100%	Now	\$64,100	LIFE	* *	1		
			Extent : Moderate, .		ected : 10%			
	_	-	rd	- 5				

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

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)	400-1				4	
Rigid Piping	100% Now \$1,1		\$11,300	4	\$1,600	
	Malfunctioning, Extent : Moderate, Location : Basement	Area Affectea : 15	%			
Sewage Ejector(s)	Bocanon : Basemeni					
Electric	70% 0-2 \$7.9	00 2034	* *	4	\$1,100	
	Obsolete Equipment, Extent : Seven	e, Area Affected : .	100%		, ,	
	Location: Basement					
Electric	30%	2024	\$3,400	4	\$500	
Backflow Preventer						
Generic	100%	2029	* *	1	\$55,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	**			
	Other Observation, Extent : Light,			D D 7		
	Location: 7 Units Basement: 15	tn, 2 Units 0-10, 3 (Inits In O. P.	D B-/		
Eine Communica	Explanation: 12 Units					
Fire Suppression Standpipe						
Generic	100%	2044	* *	1-5	\$452,800	
Sprinkler	100/0	2011		- 1 5	Ψ132,000	
No Component	70%					
Generic	30%	2044	* *	1-2	\$75,500	
Fire Pump					•	
Generic	100%	2033	* *	1	\$167,700	
Chemical System						
Wet	10%	2022	\$2,900	1-3	\$5,700	
	Other Observation, Extent : Light,	Area Affected : 100	0%			
	Location: Kitchen					
	Explanation : Ansul 102					
No Component	70%					
Generic	20%	2022	\$5,300	1-3	\$10,100	
	Other Observation, Extent : Light,	Area Affected : 100	0%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,688,500	\$569,500
Interior Architecture	\$459,500	\$2,454,600
Electrical	\$1,089,400	\$3,499,400
Mechanical	\$433,300	\$299,500
Total	\$3,670,700	\$6,823,000
Importance Code A	\$1,688,500	\$686,200
Importance Code B	\$1,982,100	\$5,467,400
Importance Code C		\$669,400
Total	\$3,670,700	\$6,823,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$6,600	\$31,600		
Interior Architecture	\$7,800	\$15,600	\$17,500	
Electrical	\$37,000	\$58,900	\$20,600	\$21,500
Mechanical	\$46,200	\$64,000	\$90,000	\$35,900
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$192,300	\$264,900	\$222,900	\$152,100
Importance Code A	\$16,200	\$40,400	\$34,600	\$8,200
Importance Code B	\$176,100	\$224,400	\$188,200	\$143,900
Importance Code C				
Total	\$192,300	\$264,900	\$222,900	\$152,100



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.

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$256,300	
Granite Panels	5%			LIFE	* *	5	\$10,700	
Marble Panels	5%			LIFE	* *	5	\$10,700	
Windows	370						Ψ10,700	
Aluminum	100% Ctrwt/Bali		\$1,688,500 ct, Extent : Modera	2049 te. Area	* * Affected : 50%	5	\$19,700	
		: Through		,	33			
Parapets		3 -						
Masonry: Brick	65%			LIFE	* *	5	\$15,400	
Masonry: Limestone	10%			LIFE	* *	5	\$3,000	
Metal Rail	25%			2037	* *	5-10	\$106,900	
Roof							,,	
Asphalt Macadam	10% Cracking/		\$6,600 Extent : Severe, A	2024 rea Affea	\$22,100	5	\$2,100	
	_	_	y Over Storage Are					
			xtent : Severe, Ared					
			rage Area In Baser		a. 2570			
IRMA/Protected	40%			2024	\$206,400	10	\$25,300	
Membrane	7070			2024	Ψ200,400	10	Ψ23,300	
Modified Bitumen	50%			2029	* *	10	\$31,600	
nterior	2070						ΨΕ1,000	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$68,100	
Ceramic Tile	5%			2033	* *	5	\$15,600	
Quarry Tile	5%			2029	* *	5	\$23,400	
Sheet Vinyl/Rubber	15%			2024	\$1,417,400	5	\$70,100	
Terrazzo	10%			LIFE	* *	5	\$24,300	
Vinyl Tile	40%			2029	* *	3	\$46,700	
Vinyl Tile	5%			2032	* *	3	\$5,800	
Vinyl Tile	10%			2019	\$270,700	3	\$11,700	
, myr rne		ervation, E	Extent : Moderate, A			5	Ψ11,700	
		: Through		33				
		_	h X 9 inch Tiles					
Interior Walls	<i>I</i>							
Ceramic Tile	5%			2027	\$590,400	5	\$20,900	
Concrete Masonry Unit	2%			LIFE	* *	5	\$3,300	
Gypsum Board	5%			LIFE	* *	5	\$12,600	
	63%			LIFE	* *	5	\$79,100	
Plaster	0.5%			LHT.			Ψ17.100	

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

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

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

Asset #: 750

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	68%			2037	* *	5	\$264,700		
AcousTileSusp.Lay-In	20%			2037	* *	5	\$62,300		
Exposed Concrete	5%	Now	\$153,700	LIFE	* *	5	\$2,400		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 25%				
	Location	ı : General	Storage Area In Bo	isement					
	Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
	Location : General Storage Area In Basement								
	Water Per	netration, E	xtent : Severe, Ared	a Affecte	d : 25%				
	Location	ı : General	Storage Area In Bo	asement					
	Other Observation, Extent : Severe, Area Affected : 30%								
	Location : General Storage Area In Basement								
	Explana	tion : Expa	nsion Joint Failure						
Gypsum Board	5%			LIFE	* *	5	\$19,500		
Metal Panel	2%			LIFE	* *	5	\$7,800		

ectrical		Current Repair			e Replacement	M		
stem Component Type	% of I Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$80,300	5	\$1,100	
			tent : Moderate, A	Area Affe	cted : 100%			
	Location .	: Electrical	Room					
	Explanati	on : 2- 4000) Amperes Main S	Service P	Protectors			
Transformers								
Dry Type	100%			2029	* *	5	\$800	
			tent : Moderate, A	Area Affe	cted : 100%			
	Location .	: Electrical	Room					
	Explanati	on : 500 Kv	a And 300 Kva, 4	80/208 I	Volts			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$349,800	5	\$5,500	
Raceway								
Conduit	10%			2044	* *	1		
Conduit	20%			2034	* *	1		
Conduit	70%			2024	\$279,300	1		
Panelboards								
Molded Case Bkrs	80%			2023	\$293,500	5	\$4,400	
Molded Case Bkrs	10%			2032	* *	5	\$500	
Molded Case Bkrs	10%			2040	* *	5	\$500	
Wiring								
Braided Cloth	60%	2-4	\$368,800	2049	* *	1		
	Insulation A	Aged, Exten	t : Severe, Area A	ffected :	100%			
	Location :	: Throughoi	ut The Building					
Thermoplastic	30%			2034	* *	1		
Thermoplastic	10%			2044	* *	1		

 $[\]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 #: 750

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Motor Controllers									
Locally Mounted	10%			2022	\$76,500	5	\$100		
Locally Mounted	5%			2037	* *	5	\$100		
Locally Mounted	15%			2022	\$114,800	5	\$200		
Motor Control Center	70%			2022	\$507,200	5	\$4,000		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$3,100		
Stand-by Power									
Transfer Switches									
Automatic	10%			2037	* *	1	\$6,400		
Automatic	70%			2029	* *	1	\$44,800		
Automatic	20%	2-4	\$9,200	2044	* *	1	\$11,500		
			tent : Moderate, Ai	ea Affec	eted : 100%				
	Location	ı : Basemer	ıt						
Generators									
Diesel	100%			2020	\$357,400	1	\$80,600		
	Other Observation, Extent: Moderate, Area Affected: 100%								
		ı : Generat							
	Explana	tion : Emer	gency Generator R	ated @	675 Kw				
Batteries									
Lead/Acid	100%			2018	\$1,500	5	\$7,700		
Fuel Storage									
Day Tank	50%			2032	* *	5	\$19,300		
	Other Observation, Extent : Moderate, Area Affected : 100%								
		ı : Generat							
	Explana	tion : 56 G	allon Capacity						
Main Tank	50%			2027	\$12,900	5	\$3,100		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location	ı : Undergr	ound						
	Explana	tion : 5000	Gallon Capacity						

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	Future Repla	acement	M			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	5%		\$174,900	10	\$9,500		
	Other Observation, Extent : Mode	rate, Area Affected : 1	100%				
	Location: Basement						
	Explanation: T-12 Lamps						
Fluorescent	80%	2029	* *	10	\$152,700		
	Other Observation, Extent: Mode Location: Throughout The Build		100%				
	Explanation: T-8 Lamps						
Fluorescent	10%	2029	**	10	\$19,100		
	T-5 Lamps And Fixtures, Extent : I	Moderate, Area Affect	ted : 100%				
	Location : Hallways						
Fluorescent	3%		\$104,900	10	\$5,700		
	Other Observation, Extent : Mode	rate, Area Affected : 1	100%				
	Location : Basement						
	Explanation: Compact Fluoresc	-					
HID	1%	2024	\$5,200	10	\$100		
Incandescent	1%	2019	\$35,000	2			
Egress Lighting							
Exit, LED	40%	2052	* *	1			
Exit, Service	50%	2024	\$35,400	1			
Exit, Service	10%	2019	\$7,100	1			
Exterior Lighting							
HID	100%	2024	\$803,500	10	\$600		
Alarm							
Security System	5 00/						
No Component	70%	2024	4402400		Ф22.200		
Generic	30%		\$193,100	1	\$23,300		
	Other Observation, Extent : Mode						
	Location: Hallways, Lobby						
F: (G 1 D : :	Explanation : C C T V Surveilla	nce Camera System					
Fire/Smoke Detection	700/						
No Component	70%	2024	ቀ <i>ረ ረ</i> 1 ሰበባ	1.2	\$20.C00		
Generic	30%		\$661,000	1-3	\$39,600		
	Other Observation, Extent: Mode						
		Location: Hallways And Lobby					
	Explanation : Strobe Lights, Man	nual Pull Station, Smo	ке Detecto	rs And A	iarm Bells		

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

Heating

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

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

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

Asset #: 750

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating				•				•
Conversion Equipment								
Heat Exchanger	80%			2027	\$36,300	1	\$82,300	
Pres. Reducing Valve/LP Steam	20%	Now	\$1,300	2020	\$26,400	5	\$1,200	
	Leak Evid	lent, Extent	: Moderate, Area A	Affected :	10%			
	Location	ı : Prv And	Shut Off Valves					
Distribution								
Hot Wtr Piping/Pump	80%			2032	* *	4	\$8,200	
Steam Piping/Pump	20%			2034	* *	4	\$3,100	
Terminal Devices								
Air Handler	10%			2019	\$114,700	1	\$12,900	
Convector/Radiator	80%			2029	* *	1	\$53,800	
Fan Coil Unit/Heat	10%			2019	\$318,600	1	\$6,700	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$15,400	
1 1			xtent : Light, Area		: 100%		, -,	
		ı : Through	_	55				
		_	ded From Adjacen	t Main H	Iospital Building			
Terminal Devices	1				1 0			
Air Handler/Cool/Ht	100%			2029	* *	1	\$128,700	
/entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$116,000	
Exhaust Fans							· · · · · · · · · · · · · · · · · · ·	
Interior	90%			2024	\$211,700	2	\$5,700	
Roof	10%			2024	\$16,900	2	\$600	
lumbing					· /		<u> </u>	
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping	2270							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	2270							
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	100/0			ти г				
Rigid Piping	100%			2024	\$11,300	4	\$1,600	
Backflow Preventer	10070			2024	\$11,500	-	φ1,000	
Generic	100%			2029	* *	1	\$12,700	
	100%			2029		1	\$12,700	
Fixtures Generic	100%							

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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: 3 Units 1-14, 2	Units B- 13th Floor,	1 Unit B-12th Floo	r		
	Explanation: 6 Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$104,900	
Sprinkler						
No Component	60%					
Generic	40%	2044	* *	1-2	\$23,300	
Chemical System						
No Component	80%					
Generic	20%	2022	\$5,300	1-3	\$10,100	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation: Fire Extingu	ishers				

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$253,800	\$42,400
Interior Architecture		\$250,200
Electrical		\$497,600
Mechanical		\$98,200
Total	\$253,800	\$888,400
Importance Code A	\$253,800	\$42,400
Importance Code B		\$846,000
Total	\$253,800	\$888,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,700			
Interior Architecture	\$31,800			\$3,600
Electrical	\$300	\$900		
Mechanical	\$24,000	\$6,800	\$6,100	\$2,900
Total	\$78,800	\$7,700	\$6,100	\$6,500
Importance Code A	\$22,700			
Importance Code B	\$45,600	\$7,700	\$6,100	\$6,500
Importance Code C	\$10,500			
Total	\$78,800	\$7,700	\$6,100	\$6,500



 $[\]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	Future Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Exterior							
Exterior Walls	1000/ 11		_	4.2.400			
Masonry: Brick	100% Now \$65,400		5	\$42,400			
	Broken/Missing Elements, Extent : Se Location : Exit To Parking Area	vere, Area Affectea : 5%					
	Jnt Mortar Miss/Erod, Extent: Mode	rate Area Affected : 10%					
	Location: Throughout	are, meany cerea . 1070					
	Loose/Delam Surface, Extent : Severe	, Area Affected : 5%					
	Location : Exit To Parking Area	, 33					
Windows							
Aluminum	100% 0-2 \$41,900		5	\$4,900			
	Broken/Missing Elements, Extent: Li	ght, Area Affected : 10%					
-	Location: Throughout						
Parapets Magangu Briefs	75% Now \$18.600)	5	\$2.100			
Masonry: Brick	75% Now \$18,600 Horizontal Cracks, Extent : Moderate		5	\$3,100			
	Location: Throughout	, Area Ajjeciea . 570					
	Jnt Mortar Miss/Erod, Extent: Mode	rate. Area Affected : 25%					
	Location : Throughout	, 33					
Metal Cornice	15% 0-2 \$3,300	2052 **					
	Corrosion/Rusting, Extent : Light, Ar						
	Location: Throughout						
Metal: Cage/Fence	10% 2-4 \$900	2037 **	5	\$1,400			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%						
	Location : Throughout						
	Deteriorated Finish, Extent : Modera	te, Area Affected : 25%					
D C	Location: Throughout						
Roof Modified Bitumen	100% Now \$146,500	2034 **					
Wodified Bitumen	Blisters, Extent: Severe, Area Affecte						
	Location: Throughout						
	Broken/Missing Elements, Extent : Se	vere, Area Affected : 2%					
	Location : Third Floor Roof						
nterior							
Floors							
Cast in Place Concrete	10% 0-2 \$1,800		5	\$7,400			
	Cracking/Crumbling, Extent: Light, A	Area Affected : 10%					
O	Location: Throughout	2037 **		ΦΩ 500			
Quarry Tile	5% 85% 0-2 \$12,500	2037	5	\$2,500			
Vinyl Tile	85% 0-2 \$12,500 Cracking/Crumbling, Extent: Light, A		3	\$10,800			
	Location: Throughout	11 cu Ajjetieu . 10/0					

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 #: 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
Interior								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$3,900	LIFE	* *	5	\$1,400	
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Gypsum Board	90%	0-2	\$6,600	LIFE	* *	5	\$18,600	
71	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%		,	
	Location	: Through	out					
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$7,000	2037	* *	5	\$5,300	
-	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%			
	Location	: Through	out	,	-			
AcousTileSusp.Lay-In	75%			2037	* *	5	\$25,400	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2024	\$36,100	1		
Panelboards						
Molded Case Bkrs	100%	2023	\$30,600	5	\$600	
Wiring						
Thermoplastic	100%	2024	\$52,600	1		
Motor Controllers						
Locally Mounted	50%	2029	* *	5	\$100	
Locally Mounted	50%	2022	\$28,700	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	40%	2024	\$152,100	10	\$8,300	
	Other Observation, Extent: Modera	te, Area Affect	ted : 100%			
	Location: Throughout					
	Explanation: Mixture Of T-8, T-5	And Compact	Fluorescent			
Fluorescent	60%	2024	\$228,100	10	\$12,400	
	Other Observation, Extent: Modera	te, Area Affect			, ,	
	Location: Throughout					
	Explanation: T-12 Lamps					
Egress Lighting	-					
Exit, Service	50%	2029	* *	1		
Exit, Battery	50%	2029	* *	10	\$800	
Exterior Lighting						
HID	100%	2029	* *	10	\$100	

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

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

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

Asset #: 1005

Mechanical		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Distribution	1,000/			2040	* *	. 4	¢1 100	
Hot Wtr Piping/Pump	100%	amation E	Extent : Moderate, 1	2040		4	\$1,100	
			xieni . Moderdie, 1 it Of Adjacent Buil		ciea . 100%			
			Pumps Located In	_	t Building Basem	ent - Only	Piping In This	
	Building						- 77 8	
Terminal Devices								
Convector/Radiator	30%			2029	* *	1	\$2,200	
No Component	70%			A CC . 1	00/			
			Extent : Light, Area Ecal Room, 3rd Flo		: 0%			
			tai Koom, Sra Fio Iandler Is Covered		C Section			
air Conditioning	ълрини	1111 11	anunci is covereu	Juil A	C Section			
Energy Source								
Electricity	100%			2040	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,100	
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explanat Building	ion : Chw	Pumps Are Located	d In Adja	cent Building - O	nly Chw I	Piping Is In This	
Terminal Devices	Buttung							
Air Handler/Cool/Ht	100%	Now	\$4,900	2024	\$98,200	1	\$12,600	
	Leak Evide	ent, Extent	: Moderate, Area	Affected :	5%			
			dler Duct - 3rd Flo					
			Extent : Moderate, A		ected : 5%			
			ame Needs Replac					
7	Explanat	ion : Mech	anical Room, 3rd	Floor				
entilation Distribution								
Ductwork/Diffusers	100%	Now	\$10,000	LIFE	* *	2-5	\$12,600	
Buetwork Birrusers			: Light, Area Affec		%	2 3	Ψ12,000	
			ical Room, 3rd Flo					
Exhaust Fans								
Interior	100%			2029	* *	2	\$700	
lumbing								
H/C Water Piping	1000			20.44	* *			
Brass/Copper	100%			2044	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	: 1		
Storm Drain Piping	100%			LIFE		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	100/0			211 12		1		
Submersible	100%			2018	\$6,800) 4	\$2,500	
Fixtures					, -,-		. ,	
Generic	100%							
Fire Suppression								

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	Current Re	pair Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$11,400	
Sprinkler						
No Component	95%					
Generic	5%	2034	* *	1-2	\$300	
Chemical System						
No Component	80%					
Generic	20%	2022	\$5,300	1-3	\$10,100	
	Other Observation, Exte	ent : Light, Area Affected : 10	00%			
	Location: Throughou	t				
	Explanation: Fire Ex	tinguishers				

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,652,300	\$102,900
Interior Architecture	\$228,200	\$547,800
Electrical	\$367,100	\$1,405,000
Mechanical	\$45,600	\$402,400
Total	\$2,293,300	\$2,458,100
Importance Code A	\$1,652,300	\$102,900
Importance Code B	\$529,600	\$2,278,200
Importance Code C	\$111,300	\$77,000
Total	\$2,293,300	\$2,458,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$10,300		
Interior Architecture	\$88,300			\$6,800
Electrical	\$25,900	\$10,500	\$6,100	\$5,800
Mechanical	\$70,300	\$45,000	\$45,100	\$23,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$192,500	\$73,700	\$59,100	\$44,100
Importance Code A	\$7,400	\$16,400	\$6,000	\$6,000
Importance Code A Importance Code B	\$7,400 \$172,600	\$16,400 \$57,200	\$6,000 \$53,200	\$6,000 \$38,200
-	. ,	, -,	1 - 9	, -,



 $[\]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		Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior										
Exterior Walls										
Masonry: Brick	75%			LIFE	* *	5	\$79,500			
Masonry: Brick	22%	Now	\$215,900	LIFE	* *	5	\$23,300			
	-	Expansion Int Failure, Extent: Severe, Area Affected: 30%								
		Location : Between Annex And Main Building								
	Misaligned/Bulging, Extent: Severe, Area Affected: 70%									
		Location: Throughout Weephole / Relieving Angle Locations								
	Water Penetration, Extent: Severe, Area Affected: 30%									
	Location	: At Perim	eter Joint Between	Building	g And Side Walks					
Window Wall	3%			2034	* *	5	\$11,900			
Windows										
Aluminum	100%	2-4	\$990,000	2049	* *	5	\$11,600			
		Missing, E : Through	Extent : Severe, Are out	a Affecte	d: 20%					
		_	ent : Severe, Area A	Affected :	20%					
		: Through		55						
	Weather Strip Missing, Extent : Severe, Area Affected : 100%									
		: Through	_	30						
Parapets										
Masonry: Brick	90%	2-4	\$71,600	LIFE	* *	5	\$12,100			
	Jnt Mortar	Miss/Eroc	l, Extent : Moderat	e, Area A	Affected : 15%					
	Location	: Through	out							
Metal Cornice	10%			2039	* *	10	\$4,300			
Roof							·			
Modified Bitumen	100%	0-2	\$374,700	2034	* *					
	Blisters, Ex	ctent : Seve	ere, Area Affected :	20%						
	Location	: Through	out							
	Ponding, Extent: Moderate, Area Affected: 5%									
	Location	: Through	out							
nterior										
Floors										
Cast in Place Concrete	15%			LIFE	* *	5	\$31,200			
Ceramic Tile	3%			2033	* *	5	\$2,900			
Quarry Tile	25%	Now	\$69,800	2029	* *	5	\$17,800			
	Broken/Missing Elements, Extent: Severe, Area Affected: 5%									
	Location	: Entrance	?							
Vinyl Tile	57%	0-2	\$47,100	2024	\$470,800	3	\$20,300			
	Water Pend	etration, E	xtent : Light, Area	Affected	: 30%					
	Location	: At Expar	ision Joint Between	n Main B	uilding And Annex	;				

Maintenance \$ are aggregated over a ten-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 Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$56,900	LIFE	**			
		-	: Severe, Area Affe	ected : 80	0%			
		: Sub-base		4.00	1 (00)			
			xtent : Severe, Ared	a Affecte	d:60%			
	-	: Sub-base						
Ceramic Tile	5%	0-2	\$12,400	2033	**	5	\$4,400	
	_	_	Extent : Light, Are	ea Affecte	ed : 10%			
		: Through	out					
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,000	
Gypsum Board	73%	0-2	\$54,400	LIFE	* *	5	\$77,000	
			xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
Masonry: Brick	2%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	30%	Now	\$23,600	2037	**	5	\$17,800	
		Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
AcousTileSusp.Lay-In	50%	Now	\$19,600	2037	* *	5	\$23,700	
		etration, E : Radiolog	xtent : Severe, Arec gy	a Affecte	d : 60%			
Exposed Concrete	10%	Now	\$31,300	LIFE	* *	5	\$1,500	
r	Exposed R		ent, Extent : Severe		fected : 10%		, ,	
	Location: Basement Mail Room							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : At Expansion Joint In Basement, Below Stair							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location: Sub-basement Below Entrance							
	Explanat	tion : Crac	king Concrete Bear	n				
Gypsum Board	5%			LIFE	* *	5	\$5,900	
Plaster	5%			LIFE	* *	5	\$3,000	

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

Under 600 Volts

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

Asset #: 1004

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		
Under 600 Volts				ı				I		
Service Equipment										
Fused Disc Sw	50%			2024	\$10,600	5	\$200			
1 does 2 150 % W		ervation, E.	xtent : Moderate, A			C	42 00			
		: Electrica		33						
	Explanati	ion : No Ra	iting Available							
Fused Disc Sw	25%			2044	* *	5	\$100			
1 u sec 2 150 2 %		ervation, E.	xtent : Moderate, A		ected : 100%	C	Ψ100			
	Location : Basement Service Room									
	Explanati	ion : 1200 .	Amp Service Switc	h						
Fused Disc Sw	25%		1	2044	* *	5	\$100			
T doed Disc S W		ervation. E.	xtent : Moderate. 2		ected : 100%	5	φίσο			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Service Room									
	Explanati	ion : 600 A	mp Service Switch	For Fire	e Pump					
Transformers	r									
Dry Type	75%			2022	\$12,100	5	\$200			
Dry Type	20%			2037	* *	5	\$100			
Dry Type	5%	Now	\$800	2044	* *	5				
7 71	Other Obse	ervation, E.	xtent : Moderate, A	Area Affe	ected : 100%					
	Location	: Service R	Room							
	Explanati	ion : Total	Of 7 Transformers	S						
Switchgear / Switchboard										
Molded Case Bkrs	100%			2044	* *	5	\$1,900			
Raceway										
Conduit	90%			2034	* *	1				
Conduit	10%			2044	* *	1				
Panelboards										
Fused Disc Sw	10%			2023	\$6,900	5	\$200			
Molded Case Bkrs	80%			2023	\$55,000	5	\$1,500			
Molded Case Bkrs	10%			2040	* *	5	\$200			
Wiring										
Thermoplastic	90%			2024	\$141,500	1				
Thermoplastic	10%			2044	* *	1				
Motor Controllers										
Locally Mounted	45%			2022	\$68,900	5	\$200			
Locally Mounted	40%			2029	* *	5	\$200			
Locally Mounted	10%			2037	* *	5				
Motor Control Center	5%			2029	* *	5	\$100			
Ground										
Grounding Devices	1000	2.4	0.70 0	TIPE	مار بار	~	4.100			
Generic	100%	2-4	\$9,700	LIFE	**	5	\$1,100			
	Other Observation, Extent: Severe, Area Affected: 100%									
		: Basemen		1.0-		14 .				
Stand by Power	Explanati	ion : Cover	ea With Paint And	Connec	ted With Main Wa	er 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 F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2022	\$11,500	1	\$22,100	
	Other Observation, Extent: Mod	lerate, Area Affecte	ed : 100%			
	Location: Mechanical Room					
	Explanation : Asco Type Trans	fer Switch				
Generators	1000/	2020	¢00.200	1	¢27.000	
Diesel	100%	2020	\$90,200	1	\$27,800	
	Other Observation, Extent : Mod Location : Mechanical Room	іегате, Агеа Ајјесте	2a: 100%			
Batteries	Explanation : Onan Generator					
Lead/Acid	100%	2018	\$1,500	5	\$2,700	
Fuel Storage	100/0	2010	Ψ1,500		Ψ2,700	
Day Tank	100%	2023	\$4,700	5	\$11,800	
Lighting			+ 1,7 0 0		+,	
Interior Lighting						
Fluorescent	60%	2024	\$640,100	10	\$34,900	
	Other Observation, Extent: Mod	lerate, Area Affecte	ed : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Fluorescent	38%	2024	\$405,400	10	\$22,100	
	Other Observation, Extent: Mod	lerate, Area Affecte	ed : 100%			
	Location: Throughout					
	Explanation: Mixture Of T-8,	T-5 And Compact I	Fluorescent			
HID	2%	2019	\$3,200	10		
Egress Lighting						
Exit, Service	50%	2024	\$10,800	1		
Exit, Battery	50%	2024	\$37,100	10	\$2,100	
Exterior Lighting						
HID	100%	2019	\$276,900	10	\$200	
Alarm						
Fire/Smoke Detection	0004					
No Component	80%	2020	ala -l-	1.0	40.000	
Generic	20%	2029	* *	1-3	\$8,800	

Mechanical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2044	* *	1		
Fuel						
	Other Observation, Extent:	Light, Area Affected	l : 100%			
	Location: Basement					

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

Explanation: 2 Tanks Of 15,000 Gallons 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 #: 1004

Mechanical		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
leating								
Conversion Equipment								
Heat Exchanger	10%			2033	* *	1	\$3,100	
Steam Boiler	90%	Now	\$7,100	2037	* *	1	\$50,900	
			tent : Moderate, A	rea Affec	ted : 5%			
		n : Boilers I						
			Extent : Light, Area	Affected	: 100%			
		n : Basemen						
	Explana	tion: 2 Un	its					
Distribution	0.50/			20.40	* *	4	#2.000	
Hot Wtr Piping/Pump	95%			2040	* *	4	\$3,000	
Steam Piping/Pump	5%			2044	* *	4	\$200	
Terminal Devices	700/	N	¢12.200	2020	* *	1	¢24.700	
Air Handler	70%		\$12,200 : Moderate, Area A	2029		1	\$24,700	
		n : Basemen		ујестеа .	10/0			
			ı	2022	¢125 coo	1	Φ. (200	
Convector/Radiator	30%			2022	\$135,600	1	\$6,200	
ir Conditioning								
Energy Source Electricity	100%			2046	* *	1		
Conversion Equipment	10070			2040		1		
Centrifugal, Elec Chiller	95%	Now	\$8,300	2033	* *	1	\$58,700	
Continugui, Dice Cinner			nt : Moderate, Are		d : 5%	•	Ψ30,700	
	-	n : Control		33				
			Extent : Moderate, 1	Area Affe	cted : 100%			
			t Mechanical Room					
	Explana	tion : R-11	(2) Water Cooled	Trane Ch	illers Also Feed A	hu On 3r	d Floor	
Interior Pkg Unit -	5%			2022	\$41,800	2	\$200	
Cooling	270			2022	Ψ11,000	_	Ψ200	
coomg	Other Ob.	servation, E	xtent : Moderate, 1	Area Affe	cted : 10%			
	Location	n : 1st Floo	•					
	Explana	tion : Liebe	rt A C					
	unit In 1	st Floor Se	rver Room Underg	oing Rep	air			
Distribution								
Chilled Wtr Pipe/Pump	95%			2044	* *	4	\$3,000	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2029	* *	1	\$37,300	
No Component	5%							
Heat Rejection								
Water Cooling Tower	95%		\$8,800	2025	\$177,000	2	\$48,500	
			xtent : Moderate, 1	Area Affe	cted : 100%			
	Location							
	Explana		Cooling Towers					
No Component	5%							

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	Curren	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
Ventilation							
Distribution	1000/ 17	Φ45.c00	LIEE	* *	2.5	Φ 27 400	
Ductwork/Diffusers		\$45,600 nt : Moderate, Area A ent, At The Air Hand			2-5	\$35,400	
Exhaust Fans							
Interior	80%		2029	* *	2	\$1,600	
Roof	20% Now Obsolete Equipmen Location: Roof	\$10,300 at, Extent : Moderate,	2034 Area Aff	* * ected : 100%	2	\$300	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		
HW Heat Exchanger			_				_
Low Temp	100%		2034	* *	4	\$9,400	
Sanitary Piping							
Cast Iron		\$7,000 , Extent : Moderate, I Trap In Basement X			1		
Storm Drain Piping							
Cast Iron		\$4,500 nt : Moderate, Area A Orain Over Union Off		**	1		
Sump Pump(s) Rigid Piping	Location: Basem	Extent : Moderate, A		\$11,300 cted: 100%	4	\$2,500	
Backflow Preventer	Explanation: On	е Ѕитр Ритр					
Generic	100%		2032	* *	1	\$3,900	
Fixtures Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	Location: Basem						
2' G	Explanation: (2)	Elevators. Both Are	On Extend	aea Life			
Fire Suppression Standpipe Generic	100%		2044	**	1-5	\$32,000	
Sprinkler						,,	
No Component	75%						
Generic	25%		2044	* *	1-2	\$4,400	
Fire Pump	/ •				- -	Ψ.,	
Fire Pumb							

Maintenance \$ are aggregated over a 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: 402

HEALTH AND HOSPITALS CORP. - 819 MORRISANIA D & T CENTER MAIN BLDG.

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle Estimated Cos (Yrs)	Priority
Fire Suppression				
Chemical System				
No Component	80%			
Generic	20%	2022 \$5,300	0 1-3 \$10,100)
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Throughout			
	Explanation: Fire Extinguishers			

Page: 403

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$5,031,000	\$732,300
Interior Architecture	\$402,400	\$2,288,500
Electrical	\$3,476,000	\$20,189,100
Mechanical	\$7,414,800	\$3,183,100
Total	\$16,324,200	\$26,393,000
Importance Code A	\$5,567,400	\$893,000
Importance Code B	\$10,756,800	\$25,444,000
Importance Code C		\$56,100
Total	\$16,324,200	\$26,393,000

Total	\$603,300	\$727,800	\$635,400	\$660,100
Importance Code C		\$3,700		
Importance Code B	\$513,600	\$673,400	\$561,600	\$609,500
Importance Code A	\$89,700	\$50,700	\$73,800	\$50,700
Total	\$603,300	\$727,800	\$635,400	\$660,100
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
Mechanical	\$163,300	\$352,900	\$290,600	\$328,000
Electrical	\$118,400	\$129,600	\$122,100	\$90,500
Interior Architecture	\$70,600	\$44,000		\$40,300
Exterior Architecture	\$49,700		\$21,400	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



 $[\]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 Future Replacement Maintenan		aintenance	e				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	57%			LIFE	* *	5	\$228,400	
Metal Panel	2%		\$11,800	2035	* *	5	\$15,000	
		_	nents, Extent : Seve	re, Area	Affected : 10%			
			verhead Doors	A CC .	1 200/			
	-		xtent : Severe, Area verhead Doors	Ађестеа	1:20%			
M . 1 G . W . D			verneda Doors	2020	* *		Ф27. соо	
Metal Coiling Doors	3%		¢0.4.700	2030	**	5	\$37,600	
Pre-Cast Concrete	5%		\$84,700 Extent : Light, Are	LIFE		5	\$65,100	
	_	_	exieni . Ligni, Are nergency Entrance	га Ајјест	za . 270			
			ent : Light, Area Afj	facted · 1	00%			
			na : Eighi, Area Ag aergency Entrance	ecieu . 1	0070			
Pre-Cast Concrete	30%			LIFE	* *	5	\$390,700	
Window Wall	30%		\$177,400	2045	* *	5	\$22,500	
window wan			ut : Severe, Area Af		100%	3	Ψ22,300	
	-		nd Various Other I					
		-	g, Extent : Modera					
	Location	n : Lobby	0.					
Windows								
Aluminum	95%	Now	\$4,111,700	2050	* *	5	\$48,000	
	-		ıt : Moderate, Area	Affected	! : 75%			
		n : Through						
			ed, Extent : Modera	te, Area	Affected : 50%			
		n : Through						
			xtent : Moderate, A	Area Affe	cted : 20%			
		n : Stairs						
Metal Louvers	5%			2034	* *	10	\$31,600	
Parapets						_		
Cast in Place Concrete	5%		\$8,700	LIFE	**	5	\$13,800	
	-	-	ent, Extent : Moder		Affected: 20%			
			Enclosing Cooling					
Masonry: Brick Cavity	60%			LIFE	**	5	\$16,000	
Metal Paril	5%			2045	* *	5	\$5,200	
Metal Rail	10%			2038	* *	5-10	\$48,200	
Pre-Cast Concrete	20%			LIFE	* *	5	\$33,600	

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 #: 732

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Cast in Place Concrete	15%			LIFE	* *			
Cast III Flace Coliciete		umblina	Extent : Light, Are					
	Location:	_	_	и Ајјесте	a . 1070			
			tent : Moderate, 1	Area Affe	cted · 20%			
	_		And 13th Floors	110011990	cica . 2070			
Modified Bitumen	50%		11110 12111 1 100.0	2030	* *	10	\$72,300	
Panel/Paver: Cer/Brk		Now	\$585,000	2055	* *	10	\$72,300	
ranei/ravei. Cei/bik			\$303,000 Extent : Moderate					
		_	ver Second Floor	-	jeereu . 2570			
			tent : Moderate, 1		cted : 40%			
	_		ver Second Floor					
			tent : Light, Area		: 10%			
			ver Second Floor					
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$176,400	
Ceramic Tile	5%			2034	* *	5	\$40,300	
Panel/Paver: Cer/Brk	15%			2041	* *	5	\$272,200	
Quarry Tile	5%			2038	* *	5	\$60,500	
Vinyl Tile	35%			2030	* *	3	\$141,100	
Vinyl Tile	5%			2033	* *	3	\$20,200	
Vinyl Tile	20%			2025	\$1,402,300	3	\$60,500	
Under Construction	5%							
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2034	* *	5	\$7,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,900	
Glass: Single Pane	2%			LIFE	* *	5	\$2,200	
Gypsum Board	63%			LIFE	* *	5	\$56,100	
Masonry: Brick	5%			LIFE	* *	-	Ф2 200	
Plaster	5%			LIFE	4. 4.	5	\$2,200	
Under Construction	5%							
Ceilings AcousTileConcealSpLn	45%			2030	* *	5	\$452,300	
AcousTileSusp.Lay-In	45% 10%			2030	* *	5 5	\$452,300	
Exposed Concrete	15%			LIFE	* *	5	\$18,800	
Metal Panel	25%			LIFE	* *	5	\$251,300	
Under Construction	5%			LHT.		5	Ψ231,300	

Electrical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 732

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	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2025	\$160,700	5	\$3,400		
		Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Electri							
	Explanation : 4- 4	000 Amperes Servic	e Protecto	ors				
Transformers					_			
Dry Type	90%		2023	\$14,500	5	\$2,200		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electri							
		50 Kva, 2-75 Kva, 2						
Dry Type	10%		2038	* *	5	\$200		
		Extent : Moderate, A	Area Affe	cted : 100%				
	Location: 1st Flo							
	Explanation : 1-7	5 Kva, 2- 45 Kva						
Switchgear / Switchboard								
Fused Disc Sw	95%		2025	\$617,200	5	\$2,700		
Fused Disc Sw	5%		2045	* *	5	\$100		
Raceway								
Busway	20%		2023	\$159,600	1			
Conduit	70%		2025	\$558,600	1			
Conduit	10%		2045	* *	1			
Panelboards								
Fused Disc Sw	5%		2024	\$36,700	5	\$800		
Molded Case Bkrs	15%		2033	* *	5	\$2,600		
Molded Case Bkrs	10%		2041	* *	5	\$1,700		
Molded Case Bkrs	70%		2024	\$513,600	5	\$12,100		
Wiring								
Busway	20%		2023	\$245,900	1			
Thermoplastic	70%		2025	\$860,500	1			
Thermoplastic	10%		2045	* *	1			
Motor Controllers					_			
Locally Mounted	10%		2023	\$55,500	5	\$400		
Motor Control Center	10%		2038	* *	5	\$1,800		
Motor Control Center	75%		2023	\$1,086,900	5	\$13,400		
Variable Frequency	5%		2038	* *				
Drive								
Ground								
Grounding Devices	1000				~	40.400		
Generic	100%		LIFE	* *	5	\$9,600		

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	Repair Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power					
Transfer Switches					
Automatic	10%	2030 **	1	\$20,200	
	Other Observation, Extent : Moderate, Location : 1st Basement	Area Affected : 100%			
•	Explanation: 400 Amps For Fire Pun			ф1.41. 2 00	
Automatic	70%	2023	1	\$141,200	
	Other Observation, Extent : Moderate, Location : Electrical Room	Агеа Ајјества : 100%			
	Explanation: 3- 1600 Amps And 1- 12	200 Amns			
A			1	\$20,200	
Automatic	10%	2023	1	\$20,200	
	Other Observation, Extent : Moderate, Location : First Basement	Area Affectea . 100%			
	Explanation: 400 Amps For Sprinkler	r Pumn			
Automatic	10%	2023	1	\$20,200	
Automatic	Other Observation, Extent : Moderate, 2		1	\$20,200	
	Location : Second Basement	Area Affectea . 100/0			
	Explanation: 400 Amps For Standpip	ne Pumn			
Generators	Explanation : 100 mmps 1 or Standpip	ve i ump			
Diesel	100%	2021	1	\$253,900	
210001	Other Observation, Extent: Moderate, 1		-	Ψ200,>00	
	Location: Generator Room				
	Explanation: 2- Emergency Generate	ors Rated @ 750 Kw Each			
Batteries					
Lead/Acid	100%	2018 \$1,500	5	\$24,300	
Fuel Storage	* 000/	ΦΦΦ ΦΦΦ	_	Φ	
Day Tank	50%	2024 \$20,000	5	\$50,000	
	Other Observation, Extent : Moderate, Location : Generator Room	Area Affectea : 100%			
	Explanation : 2- 105 Gallons Rated C	Janasity			
Mata Traula	<u>.</u>	<u> </u>		¢7,000	
Main Tank	50%	2020	5	\$7,900	
	Other Observation, Extent: Moderate, Location: 3rd Basement	Area Affectea : 100%			
	Explanation: 20,000 Gallon Capacity	v			
ighting	Explanation : 20,000 Gation Capacity	<u>, </u>			
Interior Lighting					
Fluorescent	92%	2025 \$8,332,800	10	\$454,600	
	Other Observation, Extent: Moderate, .	Area Affected : 100%			
	Location: Throughout The Building				
	Explanation: T-8 Lamps				
		2025 0101 100	10	ΦΩ ΩΩΩ	
Fluorescent	2%	2025 \$181,100	10	\$9,900	
Fluorescent	2% Compact Fluorescent Light, Extent : Mo			\$9,900	
Fluorescent				\$9,900	
Fluorescent Fluorescent	Compact Fluorescent Light, Extent : Mo			\$9,900	
	Compact Fluorescent Light, Extent : Ma Location : 12th Floor	oderate, Area Affected : 100 2030 **	0%		
	Compact Fluorescent Light, Extent : Mo Location : 12th Floor 5%	oderate, Area Affected : 100 2030 **	0%		

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

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

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
ighting									
Egress Lighting									
Emergency, Service	50%	2025	\$135,500	1					
Exit, LED	5%	2060	* *	1					
Exit, Service	20%	2020	\$36,700	1					
Exit, Service	25%	2025	\$45,900	1					
Exterior Lighting									
HID	50%	2020	\$1,265,800	10	\$1,000				
HID	50%	2025	\$1,265,800	10	\$1,000				
Lightning Protection									
Arresters/Cabling									
Generic	100%	2028	* *	5	\$1,500				
Alarm									
Security System									
No Component	70%								
Generic	30%	2025	\$608,400	1	\$73,500				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Hallways, Me	echanical Rooms, Outs	ide						
	Explanation: CCTV S	Surveillance Cameras							
Fire/Smoke Detection									
Generic, Analog	30%	2020	\$2,082,900	1-3	\$121,200				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Basements,								
	Explanation: Manual P	ull Station And Alarm	Bells						
Generic, Digital	70%	2025	\$4,860,000	1-3	\$282,800				
•	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
	Explanation : Strobe Lig Bells	=	ons, Horns, Smoke	Detector	rs And Alarm				

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2035	* *	1		
Fuel						
	Other Observation, Extent : Light, A	Area Affected : 1009	%			
	Location : Vault					
	Explanation: 3 - 20,000 Gallon T	anks For #2 Fuel O	Dil			

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

Mechanical	Current Repair	Future Repl	acement	М	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
leating									
Conversion Equipment									
Heat Exchanger	10%	2028	* *	1	\$26,600				
	Other Observation, Extent : L		6						
	Location : Mechanical Equi								
	Explanation: Heat Exchang	<u> </u>							
Steam Boiler	70%	2038	* *	1	\$373,500				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Boiler Room Explanation : 4 Boilers Out Of 5 Are Newer Units								
		-							
Steam Boiler		536,400 2045	* *	1	\$96,000				
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location: Boiler Room								
	Explanation : Boiler No-2 Is Replaced	Beyond It's Useful Life C	ycle And D	efective -	It Should Be				
Distribution									
Hot Wtr Piping/Pump	30%	2033	* *	4	\$8,000				
Steam Piping/Pump	70%	2035	* *	4	\$27,900				
Terminal Devices									
Air Handler			1,485,300	1	\$149,900				
	Corroded, Extent : Moderate, Area Affected : 100% Location : Air Handler Pans								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location: Throughout								
	Other Observation, Extent : M	l oderate, Area Affected : .	100%						
	Location: Level B-2, 5th An	d 18th Floors							
	Explanation : Air Handler L	Doors Leaking Air							
Air Handler	10%	2033	* *	1	\$33,300				
Convector/Radiator	30%	2030	* *	1	\$52,200				
Fan Coil Unit/Heat	10%	2025	\$825,000	1	\$17,400				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Reheat System	ı							
ir Conditioning									
Energy Source	400-4								
Electricity	100%	2041	* *	1					

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

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

Asset #: 732

			A3361#.1					
Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille	r 80%			2034	* *	1	\$466,500	
			Extent : Light, Area	a Affectea	l : 100%			
		n : Chiller I						
			Extent : Light, Area	Affected	: 100%			
		n : Chiller I						
		-	5 Chillers Are New					
Centrifugal, Elec Chille				2021	\$297,000	1	\$116,600	
			Extent : Light, Area	ı Affected	l : 100%			
		n : Chiller I		A CC . 1	1000/			
		servation, E n : Chiller I	Extent : Light, Area	Affected	: 100%			
				dan Unit				
Distribution	Ехріапа	ilion : 1 Oj	5 Chillers Is An Old	aer Onii				
Chilled Wtr Pipe/Pump	80%	Now	\$107,700	2025	\$2,154,200	4	\$21,200	
Chined Will Tipe/Tump			loderate, Area Affe			7	Ψ21,200	
			ions To Air Handli					
Chilled Wtr Pipe/Pump	20%			2045	* *	4	\$5,300	
Chined with Tipe/Tump			Extent : Light, Area			7	ψ3,300	
		n : Chiller I	-	119900100	. 100/0			
			ps Replaced In 1999	9				
Terminal Devices	•							
Air Handler/Cool/Ht	85%	0-2	\$397,800	2020	\$1,989,200	1	\$254,900	
	Corroded	, Extent : M	loderate, Area Affe	cted : 100	0%			
	Location	n : Air Han	dler Pans					
	On Exten	ded Life, Ex	tent : Severe, Area	Affected	: 100%			
		n : Through						
			Extent : Moderate, A	Area Affe	cted : 100%			
		n : Through						
			landler Doors Leak	ing Air -	23 Out Of 27 Air	Handlers	Are Beyond	
A : II dl/C 1/II4			ycle Rating	2020	* *	1	¢50,000	
Air Handler/Cool/Ht	15%			2030	~ ~	1	\$50,000	
Heat Rejection Water Cooling Tower	100%			2019	\$1,581,500	2	\$542,200	
water Cooling Tower			nt, Extent : Light, A			2	\$342,200	
	Location		u, Exiem : Eigm, 11	rea rijjee	.ica . 10070			
		_	Extent : Moderate, A	Area Affe	cted : 100%			
	Location			1,00,12,50	. 100,0			
		-	Water Cooling Tow	er Is Bey	ond It's Useful Life	e Cycle F	Rating	
Ventilation	1		<u> </u>		<u> </u>			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$300,400	
		_	ent : Moderate, Are	a Affecte	d : 100%			
	Location	n : Through	out					

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

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

Asset #: 732

lechanical	Current Repair	Future Replacement	М	aintenance						
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit					
entilation										
Exhaust Fans										
Interior	98%	2020 \$596,800	2	\$16,200						
	Other Observation, Extent: Moderate, A									
	Location : Mechanical Room, 5th Flor									
	Explanation: Ehaust Fans Are Beyond									
Roof	2%	2020 \$8,800	2	\$300						
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Roof									
	Explanation: Exhaust Fans Beyond U	seful Life Cycle								
umbing										
H/C Water Piping	1000/	2035 **	1							
Brass/Copper	100%	2033	1							
	Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Water Pump Room									
IIIVIII of E of consens	Location . Water Fump Room									
HW Heat Exchanger	100%	2035 **	1	\$79,900						
Low Temp	Other Observation, Extent : Light, Area	2033	4	\$79,900						
	Location : Mechanical Equipment Roc	• • • • • • • • • • • • • • • • • • • •								
	Explanation: 2 Units With 5,000 Gall									
Sanitary Piping	Explanation . 2 Onlis Will 3,000 Gail	on runs								
Cast Iron	100%	LIFE **	1							
Storm Drain Piping	10070									
Cast Iron	100%	LIFE **	1							
Sump Pump(s)	10070									
Rigid Piping	100%	2020 \$11,300	4	\$1,600						
	Other Observation, Extent : Light, Area			. ,						
	Location : Sub-basement									
	Explanation: 2 Duplex Units									
Sewage Ejector(s)										
Electric	100%	2020 \$11,300	4	\$1,600						
	Other Observation, Extent: Light, Area	Affected : 100%								
	Location: Sub-basement									
	Explanation: 2 Duplex Units									
Backflow Preventer										
Generic	100%	2030 * *	1	\$33,000						
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Basement									
	Explanation : Fire And Domestic / Re	pairs In Progress								
Fixtures	1000/									
Generic	100%									

Vertical Transport

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

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

Mechanical	Current Repair	Future	Replacement	М	aintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Vertical Transport										
Elevators										
Geared Traction	65%	LIFE	* *							
	Other Observation, Extent: Light, Ar									
	Location: (1) Sb2-2, (1) Sb1-2, (3)	1-4, (4) Sb1-1	17, (1) Sb2-17, (2	?) Sb1-16	Ó					
	Explanation: 12 Units									
Geared Traction	25%	LIFE	* *							
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Basement Level									
	Explanation: 3 Patient Elevators O	perating Unr	eliably According	g To Buil	lding Staff					
Geared Traction	10%	LIFE	* *							
	Other Observation, Extent: Moderate		ted : 100%							
	Location: Basement Level									
	Explanation: I Passenger Elevator	In Unreliable	e Condition Acco	rding To	Building Staff					
Fire Suppression										
Standpipe										
Generic	100%	2035	* *	1-5	\$271,700					
Sprinkler										
No Component	40%									
Generic	60%	2035	* *	1-2	\$90,600					
Fire Pump										
Generic	50%	2021	\$204,100	1	\$50,300					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Basement									
	Explanation: Fire Pumps Are Beyo	nd Their Use	ful Life Cycle							
Generic	50%	2034	* *	1	\$50,300					
Chemical System										
Generic	33%	2018	\$8,800	1-3	\$18,200					
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement									
	Explanation : Chemical System Is B	eyond It's Us	eful Life Cycle							
Generic	67%	2024	\$17,900	1-3	\$36,900					
	Other Observation, Extent : Moderate Location : Roof	e, Area Affect								
	Explanation: No Access For Prope	r Inspection								

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

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$35,200	\$12,300	\$400	
Interior Architecture	\$21,900		\$30,500	\$1,100
Electrical	\$2,400	\$5,600	\$700	\$600
Mechanical	\$600	\$600	\$1,100	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$64,100	\$22,500	\$36,700	\$6,300
Importance Code A	\$35,500	\$12,600	\$600	\$300
Importance Code B	\$28,200	\$9,900	\$36,100	\$6,000
Importance Code C	\$400			
Total	\$64,100	\$22,500	\$36,700	\$6,300



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

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

Asset #: 13433

Architecture	Current Repair		Future Replacement		М	aintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
kterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	* *	5	\$9,300		
Masonry: Brick	45%			LIFE	* *	5	\$8,300		
Metal Panel	20%			2044	* *	5-10	\$25,500		
		/Rusting, E 1 : Bulkhea	Extent : Light, Area d	Affected	: 5%				
Metal Sect. OHD	5%			2037	* *	5	\$2,900		
Weathering Steel	5%	4+	\$3,500	LIFE	* *	1			
Č					: 10%				
		Other Observation, Extent : Light, Area Affected : 10% Location : Canopy Columns							
			osion - This Compo	onent Is A	ctually Ordinary S	Structual	Steel		
Window Wall	15%			2044	* *	5	\$10,400		
Windows									
Aluminum	100%			2040	* *	5	\$700		
Parapets									
Metal Panel	25%			2044	* *	5	\$400		
Metal Rail	5%			2037	* *	5-10	\$300		
Pre-Cast Concrete	70%			LIFE	* *	5	\$1,600		
Roof									
Single Ply Membrane	100%	Now	\$31,800	2029	* *				
	Blisters, Extent: Moderate, Area Affected: 15%								
	Location: Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 10%								
	Location: Throughout								
		_	tent : Moderate, A	rea Affeci	ed : 15%				
	_	ı : Through		55					
terior									
Floors									
Carpet	25%	4+	\$3,000	2020	\$30,200	3	\$3,200		
•	Worn/Ero	ded, Extent	: Light, Area Affed	cted : 15%					
	Location	1:0 C M E	E Lobby						
Cast in Place Concrete		Now	\$4,900	LIFF	* *	5	\$4,600		
cust in 1 fact concrete			, Extent : Severe, A			3	Ψ+,000		
	-	_	partment Shop Gar						
Ceramic Tile	15%		July Sur	2033	* *	5	\$1,300		
Vinyl Tile	35%			2029	* *	3	\$1,100		
	33%			2029		3	\$1,100		
Interior Walls	1.00/			2022	* *	5	φορο		
Ceramic Tile	10%			2033	* *	5	\$800		
Concrete Masonry Unit				LIFE	* *	5	\$600		
Gypsum Board	65%			LIFE		5	\$3,000		
Marble Panels	5%			LIFE	* *				

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

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

Asset #: 13433

Architecture	Curren	t Repair	Future	e Replacement	M	aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	85% 4+	\$13,000	2037	* *	5	\$3,600		
	Broken/Missing Ele	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%						
	Location : Variou	s Locations Through	out					
	Loose/Delam Surface, Extent : Moderate, Area Affected : 15%							
	Location : Variou	s Locations Through	out					
	Staining/Discoloring, Extent: Moderate, Area Affected: 30%							
	Location : Variou	s Locations Through	out	•				
Exposed Struc: Steel	10%		LIFE	* *				
Gypsum Board	5%		LIFE	* *	5	\$500		

Electrical	Current R	epair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2044	* *	5		
	Other Observation, Ex Location : Electrical		rea Affe	cted : 100%			
	Explanation: One 1.		connac	t Switch			
Transformers	Explanation . One 1.	200 Amps Main Dis	connec	i Swiich			
Liquid Filled	100%		2037	* *	5		
Liquid Pilica	Other Observation, Ex	ctent · Moderate As		cted · 100%	3		
	Location : Outside	nem . Moderate, M	eurijje	ciea . 10070			
	Explanation : One 1.	3.8 Kva 480hv-208/	/120lv				
Switchgear / Switchboard							
Fused Disc Sw	100%		2044	* *	5		
Raceway							
Conduit	100%		2044	* *	1		
Panelboards							
Fused Disc Sw	5%		2040	* *	5		
Molded Case Bkrs	95%		2040	* *	5	\$100	
Wiring							
Thermoplastic	100%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%		2037	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Stand-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$1,700	

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

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

Asset #: 13433

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2033	* *	1	\$2,200	
	Other Observation, Extent: Moder	ate, Area Affecte	d : 100%			
	Location : Outside The Building					
	Explanation: 100 Kva					
Batteries						
Lead/Acid	100%	2018	\$1,700	5	\$200	
Fuel Storage						
Main Tank	100%	2052	* *	5	\$200	
	Other Observation, Extent : Moder	ate, Area Affecte	d : 100%			
	Location: Generator Room					
	Explanation: One 275 Gallons					
Lighting						
Interior Lighting						
Fluorescent	95%	2029	**	10	\$4,900	
	Other Observation, Extent: Moder		d: 100%			
	Location: Throughout The Buildi	ng				
	Explanation: T-8 Lamps					
HID	2%	2029	* *	10		
Incandescent	3%	2029	* *	2		
Egress Lighting						
Emergency, Service	60%	2029	* *	1		
Exit, Service	40%	2029	* *	1		
Exterior Lighting						
HID	100%	2029	* *	10		
Alarm						
Security System						
No Component	70%				.	
Generic	30%	2029	* *	1	\$600	
Fire/Smoke Detection						
No Component	50%					
Generic	50%	2029	* *	1-3	\$1,700	

		i atai	e Replacement	Ma	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2044	* *	1		
		Total (Years)	Total (Years) FY	Total (Years) FY	Total (Years) FY (Yrs)	Total (Years) FY (Yrs)

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

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

Asset #: 13433

	Future Replacement Maintenance		
% of Fail Total (Y	Cycle Estimated Cost (Yrs)	Priority	
50%	1 \$1,400		
Other Observa			
Location : Re	T' IG II .		
	Fired Space Heaters		
50%	1 \$1,400		
Other Observa Location : El			
Explanation .			
Explanation			
p 100%	4 \$300		
7 10070	Ψ Ψ300		
100%	1 \$1,800		
100,0	41,000		
100%	1		
100%	2 \$300		
Other Observa			
Location : Ro			
Explanation			
1000/	2.5 \$2.200		
100%	2-5 \$3,200		
100%	2 \$200		
10070	2 \$200		
100%	1		
20%	4		
80%	2 \$100		
100%	1		
100%	1		
100%	1 \$400		
100%			
1000/			
100%			
100% Other Observa Location : E			
100%	1		

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

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

Page: 418

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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler							
No Component	75%						
Generic	25%		2044	* *	1-2	\$400	

Page: 419

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 25-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,pen

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$732,100	\$1,362,200
Interior Architecture	\$1,534,800	\$965,400
Electrical	\$38,200	\$337,000
Mechanical	\$129,800	\$129,800
Total	\$2,434,900	\$2,794,500
Importance Code A	\$732,100	\$1,362,200
Importance Code B	\$758,400	\$882,300
Importance Code C	\$944,400	\$549,900
Total	\$2,434,900	\$2,794,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$29,300	\$3,300	\$20,300	
Interior Architecture		\$6,400	\$57,700	\$37,500
Electrical	\$52,400	\$42,900	\$31,500	\$27,000
Mechanical	\$175,900	\$144,100	\$194,100	\$105,800
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Total	\$311,700	\$250,900	\$357,700	\$224,400
Importance Code A	\$29,300	\$3,300	\$30,500	
Importance Code B	\$282,400	\$247,500	\$327,300	\$199,800
Importance Code C				\$24,700
Total	\$311,700	\$250,900	\$357,700	\$224,400



 $[\]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 #: 13440

Architecture		Current	rrent Repair Future Replaceme		e Replacement	nt Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior	•			•				•
Exterior Walls								
Metal/Glass Curt Wall	30%			LIFE	* *	5	\$292,400	
Metal Panel	30%			2047	* *	5-10	\$536,200	
Metal Coiling Doors	5%			2040	* *	5	\$40,600	
Granite Panels	5%			LIFE	* *	5	\$19,500	
Pre-Cast Concrete	30%			LIFE	* *	5	\$506,900	
Windows								
Aluminum	80%			2043	* *	5	\$35,400	
Aluminum	15%			2049	* *	5	\$6,600	
Metal Louvers	5%			2036	* *	10	\$13,800	
Parapets	2021			20.47	do do	~	#21 5 00	
Metal Panel	30%	4 :	01.000	2047	* *	5	\$21,700	
Metal Rail	10%		\$1,300	2040		5	\$13,300	
		/киѕппд, Е 1 : Through	Extent : Light, Area out	Ађестеа	: 20%			
		servation, E 1 : West Fa	Extent : Light, Area cade	Affected	: 100%			
	Explana	tion : Struc	tural Steel Compo	nents				
Metal Rail	25%			2040	* *	5-10	\$84,400	
Pre-Cast Concrete	35%			LIFE	* *	5	\$82,300	
Roof	3370			En E			Ψ02,500	
Cast in Place Concrete	15%			LIFE	* *	10	\$41,900	
IRMA/Protected	35%		\$47,800	2032	* *		, ,-	
Membrane								
		s/Displaced 1 : A Wing	l, Extent : Moderate	e, Area A	ffected : 15%			
Modified Bitumen	30%			2035	* *	10	\$50,200	
Single Ply Membrane	5%	Now	\$600	2035	* *		400,000	
Single 11j internerane	Water Per	netration, E	Extent : Moderate, A	Area Affe				
			r - Department Of	_	•	Suite		
			Extent : Light, Area	Affected	: 100%			
			ncy Facility					
		tion : New			ale ale		Φ227 000	
Sloped Glazing	15%		\$150,400	LIFE	**	5	\$335,000	1
			Extent : Severe, Are					
	Locaitoi	i . Active V	ater Leaks Throug	nout Atri	unt			
erior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$224,600	
Ceramic Tile	5%			2036	* *	5	\$25,700	
Quarry Tile	5%			2040	* *	5	\$38,500	
Terrazzo	10%			LIFE	* *	5	\$80,200	
Vinyl Tile	60%			2032	* *	3	\$115,500	
Vinyl Tile	10%			2032	* *	3	\$113,300	
vinyi inc			ent, Extent : Light,		ected : 100%	3	Ψ12,500	
		ı : Third Fl		· • • ₀ ,j •				

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

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

Asset #: 13440

Architecture	Current Repa	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior						
Interior Walls						
Ceramic Tile	5%	2036	* *	5	\$49,300	
Concrete Masonry Unit	10%	LIFE	* *	5	\$78,900	
Glass: Single Pane	5%	LIFE	* *	5	\$74,000	
Gypsum Board	70%	LIFE	* *	5-10	\$1,173,800	
Gypsum Board	10%	LIFE	* *	5-10	\$167,700	
	Recent Replace Evident, Location: Third Floor	Extent : Light, Area Affe	ected : 100%			
Ceilings						
AcousTileSusp.Lay-In	65%	2040	* *	5	\$333,700	
AcousTileSusp.Lay-In	10%	2047	* *	5	\$51,300	
	Recent Replace Evident, Location: Third Floor	Extent : Light, Area Affe	ected : 100%			
Exposed Struc: Steel	10%	LIFE	* *	10	\$102,700	
Gypsum Board	15%	LIFE	* *	5-10	\$264,700	

ectrical	Current	Repair	pair Future		М	aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ler 600 Volts								
Service Equipment								
Fused Disc Sw	75%		2047	* *	5	\$1,100		
	Other Observation, Location: Electric		Area Affe	ected : 100%				
	Explanation: Four	r 4000 Amps And Oi	ne 3000 i	Amps Main Discon	nect Swi	tch		
Fused Disc Sw	25%		2047	* *	5	\$400		
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Electric	eal Room						
	Explanation : One	1600 Amps Main D	isconnec	t Switch For Emer	gency			
Transformers								
Dry Type	100%		2040	* *	5	\$1,300		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Thre 150 Kva 480hv-20d	re 300 Kva 480hv-20 8/120lv	08/120lv,	One 225 Kva 480-	-hv/208/1	20lv And One		
Switchgear / Switchboard								
Fused Disc Sw	100%		2047	* *	5	\$1,500		
Raceway								
Conduit	100%		2047	* *	1			
Panelboards								
Fused Disc Sw	10%		2043	* *	5	\$800		
Molded Case Bkrs	90%		2043	* *	5	\$8,100		
Wiring								
Thermoplastic	100%		2047	* *	1			

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

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

Asset #: 13440

Electrical	Current Repair	Future Rep	Future Replacement Ma		aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	15%	2040	* *	5	\$300	
Motor Control Center	65%	2040	* *	5	\$6,100	
Variable Frequency Drive	20%	2044	* *			
	Other Observation, Extent: M Location: Engineering Offic	•••	100%			
	Explanation: All Controllers	Monitored By Bms				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$10,100	
Stand-by Power						
Transfer Switches						
Automatic	50%	2040	* *	1	\$52,800	
Automatic	50%	2044	* *	1	\$52,800	
Generators						
Diesel	50%	2036	* *	1	\$66,400	
	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location: Basement					
	Explanation: One 1500 Kw	Onan Genset				
Diesel	50%	2040	* *	1	\$66,400	
	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location: Generator Room					
	Explanation: One 1500 Kw					
Batteries						
Nickel Cadmium	50%	2022	\$800	5	\$38,200	
Nickel Cadmium	50%	2022	\$800	5	\$38,200	
Fuel Storage						
Day Tank	50%	2043	* *	5	\$31,800	
	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location: Basement					
	Explanation : One 300 Gallo	ns				
Day Tank	50%	2049	* *	5	\$31,800	
Lighting						
Interior Lighting						
Fluorescent	85%	2032	* *	10	\$267,400	
	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location : Throughout The B	uilding				
	Explanation: Using T-8 Lan	ps				
Fluorescent	10%	2032	* *	10	\$31,500	
	Compact Fluorescent Light, E.		ffected : 1005		,	
	Location : Throughout The B					
LED	5%	2035	* *			

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

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

Asset #: 13440

Electrical		Current Repair	Futu	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Egress Lighting								
Emergency, Service	55%		2032	* *	1			
Emergency, Battery	5%		2032	* *	10	\$4,100		
Exit, LED	35%		2055	* *	1			
Exit, Service	5%		2032	* *	1			
Exterior Lighting								
HID	70%		2032	* *	10	\$700		
LED	30%		2035	* *				
Alarm								
Security System								
No Component	90%							
Generic	10%		2032	* *	1	\$12,800		
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%		2032	* *	1-3	\$21,100		

Mechanical	Curi	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Campus Steam	100%		2047	* *	1		
(Other Observati	on, Extent : Light, Area	Affected	: 100%			
	Location: Bas	ement					
	Explanation:	Steam Provided From A	djacent <mark>I</mark>	Building E			
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2030	* *	5	\$20,400	
Steam							
(on, Extent : Light, Area	Affected	: 100%			
	Location: Bas	ement					
	Explanation:	Steam Provided From A	djacent I	Building E			
Distribution							
Hot Wtr Piping/Pump	60%		2043	* *	4	\$15,200	
Steam Piping/Pump	40%		2047	* *	4	\$10,100	
Terminal Devices							
Air Handler	70%		2032	* *	1	\$148,500	
Convector/Radiator	30%		2040	* *	1	\$33,200	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	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 #: 13440

Cost Priority 000 000 000 000 000 000
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Escalators						
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Lower Levels	7				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$172,900	
Sprinkler						
Generic	100%	2047	* *	1-2	\$96,100	
Fire Pump						
Generic	100%	2036	* *	1	\$64,000	
Chemical System						
Generic	100%	2025	\$26,700	1-3	\$50,600	

Page: 426

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 12,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$224,900	
Interior Architecture	\$37,800	\$37,800
Electrical		\$107,100
Mechanical		\$313,600
Total	\$262,700	\$458,500
Importance Code A	\$224,900	
Importance Code B	\$37,800	\$458,500
Total	\$262,700	\$458,500

			\$7,900
\$202.200	¢12 400	\$12,600	¢12 500
\$202,200	\$13,400	\$12,600	\$12,500
\$202,200	\$13,400	\$12,600	\$12,500
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,	•	ŕ	ŕ
\$110.900			
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\$89,500	\$13,400	\$12,500	\$12,500
\$1,800		\$100	
	\$13,300 \$3,000 \$7,900 \$202,200 \$110,900 \$89,500 \$1,800	\$3,000 \$2,900 \$7,900 \$7,900 \$202,200 \$13,400 \$110,900 \$89,500 \$13,400	\$3,000 \$2,900 \$2,000 \$7,900 \$7,900 \$7,900 \$202,200 \$13,400 \$12,600 \$110,900 \$89,500 \$13,400 \$12,500



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.

Page: 427

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	20/	NT	¢1.4.200	LIEE	* *	~	Φ4.100	
Cast in Place Concrete	3%		\$14,300	LIFE		5	\$4,100	1
		issing Eiem i : Loading	nents, Extent : Mode Dock	eraie, Ar	ea Affectea : 50%			
			Extent : Severe, A	rea Affea	rted : 35%			
		ı : Loading		eu rijjee				
Copper/Terne	5%			2047	* *	10	\$3,200	
Masonry: Brick	80%	Now	\$136,200	LIFE	* *	5	\$22,100	
•	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
		ı : Through						
			d, Extent : Moderat	e, Area A	Affected : 20%			
	Location	ı : Through	out					
Masonry: Granite	5%		\$16,700	LIFE	* *	5	\$1,000	
			d, Extent : Moderat _	e, Area A	Affected : 25%			
		ı : Building						
Masonry: Limestone	3%		\$9,200	LIFE	* *	5	\$600	
			d, Extent : Moderat	e, Area A	Affected : 15%			
		ı : Through						
	_	Iscoloring, 1 : Through	Extent : Moderate	, Area A	ffected : 50%			
				LIEE	* *	~	ф.400	
Slate Panels	2%		\$29,500 nents, Extent : Seve	LIFE		5	\$400	
		issing Eiem i : Window		re, Area .	Affectea . 25%			
			Extent : Severe, A	rea Affea	rted · 25%			
	_	ı : Window		cu 11,5 cc	. 2370			
Weathering Steel	2%		\$37,900	LIFE	* *	1		
w callering Steel			\$37,900 Extent : Severe, Area		ed : 100%	1		
			ntry Points And Lo					
			pies In Disrepair	Ü				

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

Asset #: 996

Architecture		Current	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior										
Windows	En/			20.42	* *	F				
Aluminum	5%	M	¢20,000	2043	* *	5	¢2.400			
Steel	90%		\$28,900	2052		5	\$3,400			
	-	реа Елетег 1 : Through	nts, Extent : Modera	iie, Area	Affectea : 55%					
			oui ients, Extent : Mod	lorato Ar	eag Affected : 20%					
		issing Lien 1 : Through		eruie, Ar	eu Ajjecieu . 2070					
		_	Extent : Moderate, A	Area Affe	ected · 50%					
		_		rea rijje	cieu . 5070					
		Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
		Location : Throughout Location : Throughout								
		_	, Extent : Moderate	e. Area A	ffected : 100%					
	-	ı: Through		,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Wood	5%		\$900	2052	* *	5	\$200	1		
Wood			3900 ients, Extent : Seve			3	\$200	1		
		ı : At Clear		, , , , , , , , , , , , , , , , , , ,	ngjeerea : 2570					
			, Extent : Moderate	e. Area A	ffected : 100%					
		ı : At Clear		,, 11, 00, 11	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
			t : Moderate, Area	Affected	: 50%					
	_	ı : At Clear		33						
Parapets										
Masonry: Brick	90%	Now	\$50,800	LIFE	* *	5	\$4,300			
·	Diagonal	Cracks, Ex	tent : Moderate, Ai	rea Affec	ted : 20%					
	Location	ı : At Corn	ers							
	Horizonta	l Cracks, E	Extent : Moderate, A	Area Affe	cted : 10%					
	Location	ı : North F	acade, South Facad	le						
			Extent : Moderate,		fected : 15%					
	Location	ı : North F	acade, South Facad	le						
Masonry: Limestone	10%	Now	\$5,100	LIFE	* *	5	\$600			
·	Jnt Morta	r Miss/Ero	d, Extent : Modera	te, Area A	Affected : 25%					
	Location	ı : Coping								
	Caulking .	Deteriorate	ed, Extent : Modera	ite, Area	Affected: 25%					
	Location	ı : Coping								
Roof										
Modified Bitumen	50%			2032	* *	10	\$18,000			
Single Ply Membrane	50%		\$6,200	2035	* *					
			Extent : Severe, Are							
	Location	ı : Within F	Paint And Electrica	l Shops, 2	2nd Floor					
Interior										
Floors	C = C +			TIPE	* *	~	ф л г. соо			
Cast in Place Concrete				LIFE	* *	5	\$75,600			
Ceramic Tile	5%			2030		5	\$1,300			
Vinyl Tile	25%	NT.	017.000	2032	* *	3	\$2,500			
Vinyl Tile 9" X 9"	5%		\$15,000	2037		3	\$500			
			t : Severe, Area Aff or Shans	естеа : 23	070					
	ьосанов	ı : 2nd Flo	or snops							

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

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

Asset #: 996

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$100	
Masonry: Brick	50%			LIFE	* *	10	\$500	
Plaster	40%	Now	\$1,200	LIFE	* *	5	\$400	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Storage	Area On Second Fl	oor				
	Paint Peel	ling, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Storage	Area On Second Fl	oor				
Ceilings								
AcousTileSusp.Lay-In	30%			2032	* *	5	\$11,500	
Exposed Concrete	60%			LIFE	* *	5-10	\$28,800	
Exposed Concrete	10%	Now	\$25,200	LIFE	* *	5	\$600	
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Second I	Floor					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Elctrical	And Paint Shops -	2nd Flo	or			

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	* *	5		
Molded Case Bkrs	50%			2037	* *	5	\$200	
Raceway								
Conduit	80%			2027	\$11,400	1		
Conduit	20%			2047	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	* *	5		
Molded Case Bkrs	55%			2026	\$16,800	5	\$200	
Molded Case Bkrs	40%			2043	* *	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$10,700	2052	* *	1		
		Aged, Exte	ent : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	20%			2037	* *	1		
Thermoplastic	20%			2047	* *	1		
Motor Controllers								
Locally Mounted	20%			2025	\$7,700	5		
Motor Control Center	70%			2032	* *	5	\$200	
Motor Control Center	10%			2040	* *	5	·	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$5,500	1	\$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 #: 996

Electrical	Current Repair	Future	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Generators								
Diesel	100%	2023	\$57,600	1	\$5,000			
	Other Observation, Extent : Moder	ate, Area Affe	cted : 100%					
	Location: Basement							
 .	Explanation: One 375 Kva To Su	pply The Mair	n Building					
Batteries	1000/	2010	Φ1. 5 00	_	Φ2.000			
Nickel Cadmium	100%	2019	\$1,500	5	\$2,900			
Fuel Storage	1000/	2026	Ф1 200	~	Ф2 200			
Day Tank	100%	2026	\$1,300	5	\$3,300			
	Other Observation, Extent : Modera Location : Basement	ate, Area Affe	стеа : 100%					
		l-						
Lighting	Explanation: One 335 Gallon Tax	пк						
Lighting Interior Lighting								
Fluorescent	95%	2032	* *	10	\$15,500			
Tuorescent	95% 2052 10 \$15,300 Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Buildi		. 10070					
	Explanation: T-8 Lamps							
HID	5%	2022	\$2,200	10				
Egress Lighting			+-,					
Emergency, Service	55%	2032	* *	1				
Emergency, Battery	5%	2027	\$1,200	10	\$200			
Exit, Service	40%	2027	\$2,400	1				
Exterior Lighting			•					
HID	100%	2022	\$49,400	10				
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%	2032	* *	1-3	\$1,600			

lechanical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Campus Steam	100%	2037	* *	1		
•	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location: Building E					
	Explanation : Steam Provide	ed From Adjacent B	uilding E			
Distribution						
Steam Piping/Pump	100%	2027	\$126,900	4	\$1,300	
Terminal Devices						
Convector/Radiator	85%	2025	\$145,900	1	\$4,900	
Fan Coil Unit/Heat	15%	2027	\$40.800	1	\$900	

Air Conditioning

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

^{**} 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		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	20%		2022	\$7,500	1		
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$4,700	
No Component	70%						
Exhaust Fans							
Roof	30%		2027	\$4,300	2	\$200	
Wall Unit	30%		2027	\$8,200	2	\$200	
No Component	40%						
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2032	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2027	\$11,300	4	\$2,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Obser	vation, Extent : Light, Area	Affected	: 100%			
	Location:	B, 1, 2					
	Explanatio	on : 1 Unit					
Fire Suppression							
Standpipe							
Generic	100%		2047	* *	1-5	\$9,000	
Sprinkler							
Generic	100%		2047	* *	1-2	\$5,000	

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

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

Page: 432

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 25-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6,7,8,Pen

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,869,000	\$221,800
Interior Architecture	\$306,100	\$1,116,200
Electrical	\$71,000	\$1,511,800
Mechanical	\$296,200	\$464,000
Total	\$3,542,400	\$3,313,800
Importance Code A	\$2,869,000	\$221,800
Importance Code B	\$449,300	\$2,695,700
Importance Code C	\$224,100	\$396,300
Total	\$3,542,400	\$3,313,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$26,500			
Interior Architecture	\$84,600	\$6,400	\$56,000	\$27,400
Electrical	\$17,900	\$10,800	\$12,100	\$28,000
Mechanical	\$33,400	\$26,300	\$38,500	\$36,500
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$184,100	\$65,300	\$128,200	\$113,600
Importance Code A	\$26,500		\$5,100	
Importance Code B	\$137,800	\$65,300	\$115,800	\$113,600
Importance Code C	\$19,700		\$7,300	
Total	\$184,100	\$65,300	\$128,200	\$113,600



 $[\]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.

Asset #: 991

Architecture	Current	Repair	Future I	Replacement	M	aintenance	
system Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls		****			_	* • • • • • • • • • • • • • • • • • • •	
Masonry: Brick	82% Now	\$465,500	LIFE	* *	5	\$150,900	
	Diagonal Cracks, E. Location : East Fa		Affected : 15	%			
	Jnt Mortar Miss/Ero Location : East Fa		te, Area Affo	ected : 20%			
	Misaligned/Bulging, Location: Lintels	Extent : Moderate, Above Windows - E					
	Water Penetration, L Location : Above V	Extent : Moderate, A Vindow Lintels On A			aff Train	ing Area	
Masonry: Limestone	10%		LIFE	* *	5	\$27,600	
Slate Panels	3%		LIFE	* *	5	\$8,300	
Window Wall	5%		2037	* *	5	\$34,500	
Windows						· · · · · · · · · · · · · · · · · · ·	
Aluminum	75% Now Corrosion/Rusting, Location: Throug		2052 a Affected :	* *	5	\$25,400	1
	Ctrwt/Balnc Not Fu		ate, Area Af	fected : 75%			
	Location: Floors.	3, 4, 5, 6, 7, 8					
	Misaligned/Bulging, Location : Upper I		ea Affected	: 20%			
Aluminum	20%		2043	* *	5	\$13,600	
Steel	5% Now Corrosion/Rusting, Location: Through		2052 a Affected :	**	5	\$21,200	1
	Other Observation, Location: Stair Pi	atforms	Affected : 1	100%			
Damanata	Explanation: Fixe	d Windows					
Parapets Masonry: Brick	90%		LIFE	* *	5-10	\$52,400	
Masonry: Limestone	10% 4+	\$1,800	LIFE	* *	5-10	\$1,100	
Wasonry. Emicstone	Vegetation Growth, Location: Coping	Extent : Moderate,		ed : 20%	3	\$1,100	
Roof							
Modified Bitumen	100% Other Observation, Location: Floors	_	2032 Affected : 1	* *	10	\$70,900	
	Explanation: Roo						
terior		•					
Floors							
Carpet	10%		2023	\$336,500	3	\$51,600	
Carpet	5%		2028	* *	3	\$19,300	
Ceramic Tile	5%		2036	* *	5	\$12,900	
Raised Access Floor	1%		2030	* *	5	\$9,700	
Terrazzo	15%		LIFE	* *	5	\$60,400	
Vinyl Tile	25%		2027	\$560,400	3	\$32,200	
Vinyl Tile	39%		2032	* *	3	\$37,700	

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 #: 991

Architecture	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Interior Walls						
Ceramic Tile	5%	2030	* *	5	\$14,600	
Ceramic Tile	3%	2023	\$247,500	5	\$8,800	
	Other Observation, Extent: Lig Location: First Floor Explanation: Decommission	-	00%			
Fabric on Framing	3%	2028	* *	5	\$4,400	
Gypsum Board	29%	LIFE	* *	5-10	\$144,100	
Marble Panels	5%	LIFE	* *	10	\$5,800	
Plaster	45%	LIFE	* *	5-10	\$111,800	
SGFT/Glazed Masonry	5%	LIFE	* *	10	\$7,300	
Wood	5%	LIFE	* *	5	\$116,900	
Ceilings						
AcousTileConcealSpLn	20%	2040	* *	5	\$62,500	
AcousTileSusp.Lay-In	45%	2032	* *	5	\$112,500	
Exposed Concrete	5%	LIFE	* *	5-10	\$15,600	
Plaster	30%	LIFE	* *	5-10	\$128,900	

ectrical	Current Repair	Future F	Replacement	Maintenance			
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	40%	2027	\$17,200	5	\$300		
	Other Observation, Extent : Modera	ite, Area Affecte	ed : 100%				
	Location : Electrical Room						
	Explanation: Two 1600 Amps Ma	in Disconnect S	witch				
Air Circuit Breaker	20%	2027	\$8,600	5	\$100		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: One 2000 Amps Ma	in Disconnect S	witch				
Fused Disc Sw	20%	2027	\$8,600	5	\$100		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: One 1600 Amps Ma	in Disconnect S	witch				
Fused Disc Sw	20%	2027	\$8,600	5	\$100		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: One 600 Amps Main	n Disconnect Sw	itch For Emerg	ency			
Transformers							
Dry Type	100%	2025	\$16,200	5	\$500		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: One 300 Kva 480hv	-208/120lv					
Switchgear / Switchboard	1000/	2025	#22.4 0.2.2	_	Φ2. σ2.2		
Molded Case Bkrs	100%	2027	\$224,900	5	\$3,600		

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 #: 991

Electrical	Current Re	pair Futi	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	90%	2027	\$227,700	1		
Conduit	10%	2037	* *	1		
Panelboards						
Fused Disc Sw	10%	2026	\$22,900	5	\$300	
Molded Case Bkrs	60%	2026	\$137,600	5	\$2,200	
Molded Case Bkrs	30%	2043	* *	5	\$1,100	
Wiring						
Braided Cloth	20% 2-4	\$71,000 2052		1		
	On Extended Life, Exte Location : Throughou	==	cted : 100%			
The amore 1 1 - 11 -			* *	1		
Thermoplastic	50%	2037		1		
Thermoplastic	30%	2047		1		
Motor Controllers	900/	2025	\$04.200	5	¢700	
Locally Mounted	80%	2025		5	\$700	
Locally Mounted	20%	2032	, , , , , , , , , , , , , , , , , , , ,	5	\$200	
Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$4,000	
Stand-by Power	10070	LIL			\$4,000	
Transfer Switches						
Automatic	40%	2025	\$9,000	1	\$16,900	
Automatic	60%	2025		1	\$25,300	
Generators	0070	2025	\$15,500	1	Ψ23,300	
Diesel	50%	2023	\$62,100	1	\$26,600	
Diesei	Other Observation, Ext Location : Basement			1	Ψ20,000	
	Explanation : One 18	8 Kva Kohler				
Diesel	50%	2023	\$62,100	1	\$26,600	
	Other Observation, Ext Location : Outside Th				. ,	
	Explanation: One 31	3 Kva Kohler				
Batteries						
Lead/Acid	50%	2018	\$800	5	\$2,500	
Lead/Acid	50%	2018	\$800	5	\$2,500	
Fuel Storage						
Day Tank	100% Other Observation, Ext Location: Basement Explanation: Two 33	2026 ent : Moderate, Area A <u>f</u> 0 Gallon Tanks		5	\$32,000	

Lighting

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

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

Asset #: 991

Electrical	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	78%	2032	* *	10	\$123,200				
	Other Observation, Extent: Moderate		cted : 100%						
	Location : Throughout The Building	3							
	Explanation: T-8 Lamps								
Fluorescent	20%	2035	* *	10	\$31,600				
	Other Observation, Extent: Moderate	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building	3							
	Explanation: T-8 Lamps								
Fluorescent	2%	2027	\$7,800	10	\$3,200				
	Compact Fluorescent Light, Extent : 1	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Auditorium		30						
Egress Lighting									
Emergency, Service	55%	2032	* *	1					
Exit, Service	30%	2032	* *	1					
Exit, Service	15%	2022	\$7,100	1					
Exterior Lighting			·						
HID	100%	2022	\$529,900	10	\$400				
Lightning Protection									
Arresters/Cabling									
Generic	100%	2030	* *	5	\$700				
Alarm									
Security System									
No Component	90%								
Generic	10%	2027	\$42,400	1	\$5,100				
Fire/Smoke Detection									
No Component	90%								
Generic, Digital	10%	2032	* *	1-3	\$8,500				

Mechanical	Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Campus Steam	100%		2037	* *	1		
	Other Observation, I	Extent : Light, Area .	Affected	: 100%			
	Location: Basemen	ıt					
	Explanation : Steam	n Provided From Ad	ljacent E	Building E			
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2030	* *	5	\$10,200	
Steam							
Distribution							
Steam Piping/Pump	100%		2037	* *	4	\$8,500	
Terminal Devices							
Air Handler	15%		2027	\$142,500	1	\$16,000	
Convector/Radiator	85%		2032	* *	1	\$47,300	

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

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

Asset #: 991

Mechanical	Current Repair Future Replacement			e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•			•				
Energy Source								
District C.W.	15%			2053	* *	1		
	Location	n : Basemen	Extent : Light, Area et ed Water Provided					
Electricity	85%			2035	**	1		
Conversion Equipment	0370	<u>'</u>		2033				
Reciprocating Compr/Chiller	5%			2027	\$29,900	1	\$4,000	
	R-134a R Location		Extent : Light, Ared	ı Affected	d : 5%			
Window/Wall Unit	70%).		2020	\$253,500	1		
No Component	25%				,,-			
			Extent : Light, Area	Affected	: 0%			
	Location		0 /	55				
			ed Water Provided	From A	liacent Building E			
Distribution	_T				y			
Chilled Wtr Pipe/Pump	15%			2037	* *	4	\$1,300	
No Component	85%			2057		•	Ψ1,500	
Terminal Devices	0570	'						
Direct Expansion	5%			2032	* *	1		
Air Handler/Cool/Ht	15%			2027	\$84,200	1	\$16,000	
No Component	80%			2021	Ψ0+,200	1	\$10,000	
Heat Rejection	0070							
Remote Air Cond	5%			2032	* *	2	\$6,000	
No Component	95%			2032		2	Ψ0,000	
Ventilation	93/0	1						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$152,100	
Exhaust Fans	10070)		LIIIE		2-3	\$132,100	
Interior	100%			2027	\$194,700	2	\$5,300	
Plumbing	10070	1		2027	\$194,700		ψ3,300	
H/C Water Piping								
Brass/Copper	50%			2037	* *	1		
Galv Iron/Steel	50%			2037	* *	1		
	30%	1		2032		1		
HW Heat Exchanger Low Temp	100%			2037	* *	4	\$17,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2032	* *	1	\$8,400	
Fixtures	/0						+ -,	
Generic	100%							
Vertical Transport	/0							

Vertical Transport

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

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

Asset #: 991

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
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ex	xtent : Light, Area	Affected	: 100%			
	Location: B-8	0	55				
	Explanation: 2 Unit	ts					
Fire Suppression							
Standpipe							
Generic	100%		2037	* *	1-5	\$86,900	
Sprinkler							
Generic	100%		2037	* *	1-2	\$48,300	
Fire Pump							
Generic	100%		2036	* *	1	\$32,200	

Page: 439

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : QUEENS HOSPITAL PAVILION
Address : 82-50 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0014.180 / 14112 Yr Built/Renovated : 2007 /

Area Sq Ft : 140,038 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Feb-2016 Landmark Status : NONE

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

Block : 6858 Lot : 1 BIN : 4859742

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$469,500	\$511,300
Interior Architecture	\$419,500	\$257,100
Electrical		\$122,000
Mechanical	\$34,700	
Total	\$923,800	\$890,400
Importance Code A	\$469,500	\$511,300
Importance Code B	\$300,000	\$294,900
Importance Code C	\$154,300	\$84,100
Total	\$923,800	\$890,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,300		\$11,000	
Interior Architecture	\$94,800		\$24,000	
Electrical	\$8,300	\$8,000	\$5,900	\$5,600
Mechanical	\$52,700	\$28,600	\$37,000	\$45,000
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$196,700	\$66,300	\$107,500	\$80,200
Importance Code A	\$11,600		\$11,000	\$4,200
Importance Code B	\$126,300	\$66,300	\$90,800	\$76,000
Importance Code C	\$58,800		\$5,700	
Total	\$196,700	\$66,300	\$107,500	\$80,200



 $[\]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 QUEENS HOSPITAL PAVILION

Asset #: 14112

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$156,800	
Metal Panel	5%			2047	* *	5-10	\$57,500	
Granite Panels	5%			LIFE	* *	5	\$12,500	
Pre-Cast Concrete	65%			LIFE	* *	5	\$706,400	
Windows								
Aluminum	100%			2043	* *	5		
Parapets								
Metal Panel	30%			2047	* *	5	\$11,700	
Metal Rail	10%			2040	* *	5-10	\$18,200	
Pre-Cast Concrete	60%			LIFE	* *	5	\$75,900	
Roof								
IRMA/Protected Membrane	35%			2032	* *	10	\$24,600	
		ck Ballast, 1 : Main Roc	Extent : Moderate, of	Area Afj	fected : 100%			
Modified Bitumen	60%	Now	\$5,000	2032	* *			
	_	Extent : Lig 1 : Through	ht, Area Affected : out	15%				
	_	-	tent : Light, Area A Runnig Up Interio					
			xtent : Moderate, A uite P4 12 On Four					
Single Ply Membrane	5%			2032	* *	10	\$3,500	
Interior							1 - 1 - 1	
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$45,900	
Ceramic Tile	5%			2040	* *	5	\$10,500	
Terrazzo	40%			LIFE	* *	5	\$131,000	
Vinyl Tile	50%			2035	* *	3	\$39,300	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$11,300	
Concrete Masonry Unit	15%			LIFE	* *	5	\$27,100	
Glass: Single Pane	5%			LIFE	* *	5	\$17,000	
Gypsum Board	62%			LIFE	* *	5-10	\$238,400	
Metal Panel	5%			LIFE	* *	10	\$5,100	
Granite Panels	5%			LIFE	* *	10	\$4,500	
Wood	3%			LIFE	* *	5	\$54,300	
Ceilings							·	
AcousTileSusp.Lay-In	65%			2044	* *	5	\$136,200	
Exposed Struc: Steel	15%			LIFE	* *	10	\$62,900	
Gypsum Board	15%			LIFE	* *	5-10	\$108,100	
Metal Panel	5%			LIFE	* *	5	\$26,200	

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

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

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL PAVILION

Asset #: 14112

Electrical	Current Repa	air F <u>utu</u> r	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	**	5	\$600	
	Other Observation, Exter		cted : 100%			
	Location : Electrical Re		4 Canidala			
Transformers	Explanation : One 4000) Amps Main Disconnec	t Switch			
Dry Type	100%	2044	* *	5	\$500	
Dry Type	Other Observation, Exter		cted : 100%	3	Ψ500	
	Location : Electrical Re					
	Explanation : One 500k			Electric	cal Closet Has	
	Different Ratings.	, 6 , 6 , 6 2	9,1201,111111 2,019	21001110	an Croper Trus	
Switchgear / Switchboard						
Fused Disc Sw	100%	2053	* *	5	\$600	
Raceway						
Conduit	100%	2053	* *	1		
Panelboards						
Fused Disc Sw	5%	2049	* *	5	\$200	
Molded Case Bkrs	95%	2049	* *	5	\$3,500	
Wiring						
Thermoplastic	100%	2053	* *	1		
Motor Controllers						
Locally Mounted	70%	2044	* *	5	\$700	
Variable Frequency	30%	2044	* *			
Drive						
Ground						
Grounding Devices	1000/	LIEE	* *	_	¢4.100	
Generic	100%	LIFE	* *	5	\$4,100	
Stand-by Power						
Transfer Switches Automatic	100%	2044	* *	1	\$43,100	
Lighting	10070	2044		1	\$43,100	
Interior Lighting						
Fluorescent	85%	2035	* *	10	\$109,200	
Tuorescent	Other Observation, Exter		cted : 100%	10	\$107,200	
	Location: Throughout		. 100,0			
	Explanation: Using T-					
Fluorescent	5%	2035	* *	10	\$6,400	
1 Iuorescent	Other Observation, Exter			10	φυ,400	
	Location: Throughout					
	Explanation: T-5 Lamp					
Fluorescent	5%	2035	* *	10	\$6,400	
1 iuoreseent	Compact Fluorescent Lig				φυ,400	
	Location: Throughout			. •		
LED			* *			
LED	5%	2035	4· 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.

Maintenance

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL PAVILION

Asset #: 14112

Future Replacement

Fail Date Estimated Cost | Year Estimated Cost | Cycle Estimated Cost | Priority

Current Repair

System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total	(Tears)		r i		(118)		
Lighting								
Egress Lighting								
Emergency, Service	50%			2035	* *	1		
Emergency, Battery	5%			2035	* *	10	\$1,700	
Exit, LED	40%			2062	* *	1		
Exit, Service	5%			2035	* *	1		
Exterior Lighting								
HID	100%			2035	* *	10	\$400	
Alarm							· · · · · · · · · · · · · · · · · · ·	
Security System								
No Component	90%							
Generic	10%			2035	* *	1	\$5,200	
Fire/Smoke Detection							1-,	
No Component	90%							
Generic, Digital	10%			2035	* *	1-3	\$8,600	
Generic, Digital	1070			2033		13	ψο,σσσ	
Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System	% of		Estimated Cost		Estimated Cost	Cyclo	Estimated Cost	Priority
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Filority
Type	Total	(1 cars)		FI		(115)		
Heating								
Energy Source								
Campus Steam	100%			2053	* *	1		
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Basemen	t					
	Explana	tion : Stean	n Provided From A	djacent l	Building E			
Conversion Equipment	-				-			
Pres. Reducing Valve/LI	P 100%			2036	* *	5	\$8,300	
Steam							1 - 7	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 60%			
		n : Basemen		55				
	Explana	tion : 2 He	at Exchangers Con	verting T	To Hot Water For T	he Heati	ng Devices	
Distribution	<i>T</i>							
Hot Wtr Piping/Pump	60%			2049	* *	4	\$4,100	
Steam Piping/Pump	40%			2053	* *	4	\$2,800	
Terminal Devices	1070			2033		<u> </u>	Ψ2,000	
Air Handler	60%			2035	* *	1	\$52,000	
Convector/Radiator	40%			2033	* *	1	\$18,100	
	4070			2044		1	\$10,100	
Air Conditioning								
Energy Source District C.W.	100%			2053	* *	1		
District C.W.						1		
		servanon, E n : Basemen	Extent : Light, Area	Ајјестеа	: 100%			
				F 4	t Dut E			
Distribution	Explana	ttion : Chill	ed Water Provided	rom Ac	ijacent Building E			
Distribution	1.000			2050	مار داد	,	4 < 000	
Chilled Wtr Pipe/Pump	100%			2053	* *	4	\$6,900	
Terminal Devices	400			2022	a. ·		do 1 10 -	
Air Handler/Cool/Ht	100%			2032	* *	1	\$86,600	
Ventilation								

Ventilation

Electrical

System

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

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

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

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL PAVILION

Asset #: 14112

Mechanical	Current R	Repair	Future	Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$123,600	
Exhaust Fans							
Interior	95%		2035	* *	2	\$4,100	
Roof	5%		2035	* *	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2053	* *	1		
HW Heat Exchanger							
Low Temp	100%		2053	* *	4	\$13,800	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2035	* *	4	\$2,500	
Sewage Ejector(s)							
Electric	100%		2035	* *	4	\$2,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	**			
	Other Observation, E.	-	Affected:	100%			
	<i>Location</i> : (3) B, G,						
	Explanation: 5 Unit	ts					
Fire Suppression							
Standpipe	1000/		2052	* *	1 5	\$70.CO	
Generic	100%		2053	* *	1-5	\$70,600	
Sprinkler	1000/		2052	* *	1.2	¢20,200	
Generic	100%		2053	* *	1-2	\$39,200	
Fire Pump	1000/		2020	* *	1	\$26.000	
Generic	100%	wtant Liebt Acce	2030		1	\$26,200	
	Other Observation, E.	_	<i>Аујестеа</i> :	100%			
	Location: Building		. D:1.1:	E			
	Explanation : Fire F	ump is Located in	і винате	L			

Maintenance \$ are aggregated over a 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: 444

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 26-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$453,700	
Electrical		\$546,100
Mechanical		\$96,500
Total	\$453,700	\$642,600
Importance Code A	\$453,700	
Importance Code B		\$642,600
Total	\$453,700	\$642,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$103,300		\$2,500	
Interior Architecture	\$51,200	\$1,500	\$300	\$700
Electrical	\$32,700	\$1,600	\$2,000	\$3,300
Mechanical	\$7,200	\$4,900	\$3,700	\$5,100
Total	\$194,400	\$8,000	\$8,600	\$9,000
Importance Code A	\$107,700	\$1,700	\$4,200	\$1,700
Importance Code B	\$80,100	\$6,300	\$4,300	\$7,300
Importance Code C	\$6,600			
Total	\$194,400	\$8,000	\$8,600	\$9,000



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

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

Asset #: 995

Current Re	epair	Futur	e Replacement	M	aintenance	
% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Cracking/Crumbling, E Location: Throughou Diagonal Cracks, Exte Location: Corners	Extent : Moderate, ut nt : Light, Area A	Area A <u>f</u> ffected :	fected : 20% 10%	5	\$27,900	
		Area Aff	ected : 25%			
		LIFE	* *	5	\$700	
Jnt Mortar Miss/Erod, Location : Building B	Extent : Moderate Base	e, Area A		3	φίσσ	
		Area Aff	ected : 15%			
Location : North Fac Staining/Discoloring, I Location : North Fac Vegetation Growth, Ex	ade Extent : Severe, Ai ade tent : Moderate, A	rea Affec	ted : 100%	5	\$1,200	
_		LIFE e, Area	* * Affected : 25%	5	\$500	
Cracking/Crumbling, E	Extent : Severe, Ai	ea Affec	ted : 50%			
		2043 2052 ce, Area A	* * * * Affected : 50%	5 5	\$900 \$22,900	1
Location : Throughou Deteriorated Finish, E. Location : Throughou	ut xtent : Moderate, ut	Area Aff	ected : 45%			
Location : Throughou	ut					
0.50/		I IDD	* *	F 10	¢12.200	
			* *	5-10 5-10	\$1,400 \$4,100	
17.10%						
10%		2040	4. 4.	3-10	\$4,100	
25%		2040	**	10	\$16,000	
	90% Now Cracking/Crumbling, It Location: Throughous Junganal Cracks, Externation: At Window 3% Now Junganal Cracks, Externation: At Window 5% Now Junganal Cracking: Building It Misaligned/Bulging, E. Location: Building It Misaligned/Bulging, E. Location: North Factor Staining/Discoloring, It Location: North Factor Staining/Discoloring, It Location: North Factor Staining/Discoloring, It Location: Window Staining/Crumbling, It Location: Window Staining/Crumbling, It Location: Window Staining/Crumbling, It Location: Throughous Corrosion/Rusting, Extended Finish, E. Location: Throughous Thermally Inefficient, It	90% Now \$258,200 Cracking/Crumbling, Extent: Moderate, Location: Throughout Diagonal Cracks, Extent: Light, Area A, Location: Corners Misaligned/Bulging, Extent: Moderate, Location: At Window Lintels 3% Now \$22,500 Jnt Mortar Miss/Erod, Extent: Moderate, Location: Building Base Misaligned/Bulging, Extent: Moderate, Location: Building Base 5% Now \$34,600 Jnt Mortar Miss/Erod, Extent: Moderate, Location: North Facade Staining/Discoloring, Extent: Severe, An Location: North Facade Vegetation Growth, Extent: Moderate, A Location: North Facade 2% Now \$33,200 Broken/Missing Elements, Extent: Severe Location: Window Sills Cracking/Crumbling, Extent: Severe, An Location: Window Sills 20% 80% Now \$195,500 Broken/Missing Elements, Extent: Severe Location: Throughout Corrosion/Rusting, Extent: Severe, Area Location: Throughout Deteriorated Finish, Extent: Moderate, Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout	90% Now \$258,200 LIFE Cracking/Crumbling, Extent: Moderate, Area Aff Location: Throughout Diagonal Cracks, Extent: Light, Area Affected: Location: Corners Misaligned/Bulging, Extent: Moderate, Area Aff Location: At Window Lintels 3% Now \$22,500 LIFE Int Mortar Miss/Erod, Extent: Moderate, Area Aff Location: Building Base Misaligned/Bulging, Extent: Moderate, Area Aff Location: Building Base 5% Now \$34,600 LIFE Int Mortar Miss/Erod, Extent: Moderate, Area Aff Location: North Facade Staining/Discoloring, Extent: Severe, Area Affect Location: North Facade Vegetation Growth, Extent: Moderate, Area Affect Location: North Facade 2% Now \$33,200 LIFE Broken/Missing Elements, Extent: Severe, Area Affect Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affect Location: Window Sills 20% \$2043 80% Now \$195,500 2052 Broken/Missing Elements, Extent: Severe, Area Affect Location: Throughout Corrosion/Rusting, Extent: Severe, Area Affected Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected Location: Throughout	90% Now \$258,200 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Diagonal Cracks, Extent: Light, Area Affected: 10% Location: At Window Lintels 3% Now \$22,500 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Building Base Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Building Base 5% Now \$34,600 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Staining/Discoloring, Extent: Severe, Area Affected: 100% Location: North Facade Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade 2% Now \$33,200 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills 20% 2043 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout Corrosion/Rusting, Extent: Severe, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 45% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 25% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 25% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 25% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 25% Location: Throughout	90% Now \$258,200 LIFE ** 5 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Diagonal Cracks, Extent: Light, Area Affected: 10% Location: Corners Misaligned/Bulging, Extent: Moderate, Area Affected: 25% Location: At Window Lintels 3% Now \$22,500 LIFE ** 5 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 15% Location: Building Base Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Building Base 5% Now \$34,600 LIFE ** 5 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Staining/Discoloring, Extent: Severe, Area Affected: 100% Location: North Facade Vegetation Growth, Extent: Severe, Area Affected: 10% Location: North Facade 2% Now \$33,200 LIFE ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills 20% \$2043 ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout Corrosion/Rusting, Extent: Severe, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 45% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 25% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 25% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 25% Location: Throughout	Soft Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

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

Asset #: 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
Interior								
Floors								
Carpet	5%			2023	\$17,100	3	\$2,600	
Cast in Place Concrete	40%			LIFE	* *	5	\$45,900	
Quarry Tile	45%			2032	* *	5	\$17,700	
Vinyl Tile	10%			2035	* *	3	\$1,000	
Interior Walls								
Gypsum Board	15%			LIFE	* *	5-10	\$3,800	
Masonry: Brick	75%			LIFE	* *	10	\$3,400	
Plaster	10%			LIFE	* *	5-10	\$1,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2044	* *	5	\$3,100	
Exposed Concrete	65%			LIFE	* *	5-10	\$16,700	
Exposed Struc: Steel	10%			LIFE	* *	10	\$4,100	
Plaster	10%			LIFE	* *	5-10	\$3,500	

ectrical	Current Repair	Future I	Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts	•					
Service Equipment						
Fused Disc Sw	70%	2047	* *	5	\$100	
	Other Observation, Extent: M	oderate, Area Affecte	ed : 100%			
	Location : Mechanical Chille	er Room 1st Floor				
	Explanation : Two 2000 Amp	os Main Disconnect S	Switch			
Fused Disc Sw	30%	2037	* *	5		
	Other Observation, Extent : M	oderate, Area Affecte	ed : 100%			
	Location : Boiler Room Base	ment				
	Explanation : One 4000 Amp	s Main Disconnect S	Switch			
Transformers						
Dry Type	100%	2040	* *	5	\$100	
	Other Observation, Extent: M	oderate, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation : One 500 Kva 4	!80hv-208/120lv				
Switchgear / Switchboard						
Fused Disc Sw	30%	2037	* *	5		
Fused Disc Sw	50%	2047	* *	5		
Molded Case Bkrs	20%	2037	* *	5	\$100	
Raceway						
Conduit	60%	2027	\$410,500	1		
Conduit	30%	2037	* *	1		
Conduit	10%	2047	* *	1		
Panelboards						
Fused Disc Sw	5%	2043	* *	5		
Fused Disc Sw	5%	2035	* *	5		
Molded Case Bkrs	70%	2026	\$59,500	5	\$400	
Molded Case Bkrs	20%	2043	* *	5	\$100	

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

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

Asset #: 995

Electrical	Cur	rent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring Braided Cloth	60% 2- Insulation Aged Location : Ba	, Extent : Moderate, Are	2052 a Affecte	* * ed : 100%	1		
Thermoplastic	30%		2037	* *	1		
Thermoplastic	10%		2047	* *	1		
Motor Controllers							
Locally Mounted	15%		2025	\$3,400	5		
Motor Control Center	50%		2032	* *	5	\$300	
Motor Control Center	30%		2040	* *	5	\$200	
Variable Frequency Drive	5%		2044	* *			
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$600	
stand-by Power							
Transfer Switches							
Automatic	100%		2040	* *	1	\$6,100	
Generators Diesel	100%		2036	* *	1	\$7,600	
	Location: Ba.	ion, Extent : Moderate, A cement Two 375 Kw Generators			The Pavi	illian Puildina	
Batteries	Ехрининон .	1 WO 3/3 KW Generators	- One C	renerator supplies	ine i uvi	unon Bunaing	
Lead/Acid	100%		2021	\$1,500	5	\$700	
Fuel Storage	10070		2021	Ψ1,500		Ψ700	
Day Tank	100% Other Observat Location : Ba	ion, Extent : Moderate, A	2043 Area Affe	* * ected : 100%	5	\$3,300	
	Explanation:	Two 335 Gallon Tanks					
ighting							
Interior Lighting							
Fluorescent	78%		2032	* *	10	\$12,500	
	Location: The	ion, Extent : Moderate, A coughout The Building		ected : 100%			
	Location : The Explanation :	oughout The Building	Area Affe		10	42.200	
Fluorescent	Location: The Explanation: 20% T-8 Lamps And	oughout The Building	Area Affe	* *	10	\$3,200	
Fluorescent	Location: The Explanation: 20% T-8 Lamps And	oughout The Building T-8 Lamps Fixtures, Extent : Moden	Area Affe 2035 rate, Are	* *	10	\$3,200	
HID	Location: The Explanation: 20% T-8 Lamps And Location: The	oughout The Building T-8 Lamps Fixtures, Extent : Moden	Area Affe	* *		\$3,200	
HID Egress Lighting	Location: The Explanation: 20% T-8 Lamps And Location: The	oughout The Building T-8 Lamps Fixtures, Extent : Moden	Area Affe 2035 rate, Are	* *		\$3,200	
HID Egress Lighting Emergency, Service	Location: The Explanation: 20% T-8 Lamps And Location: The 2%	oughout The Building T-8 Lamps Fixtures, Extent : Moden	2035 rate, Are	* * a Affected : 100%	10	\$3,200 \$200	
HID Egress Lighting	Location: The Explanation: 20% T-8 Lamps And Location: The 2%	oughout The Building T-8 Lamps Fixtures, Extent : Moden	2035 rate, Are 2027 2032	* * a Affected : 100%	10		
HID Egress Lighting Emergency, Service Emergency, Battery	Location: The Explanation: 20% T-8 Lamps And Location: The 2% 55% 55%	oughout The Building T-8 Lamps Fixtures, Extent : Moden	2035 rate, Are 2027 2032 2027	* * a Affected : 100% * * \$1,200	10 1 10		
HID Egress Lighting Emergency, Service Emergency, Battery Exit, LED	Location: The Explanation: 20% T-8 Lamps And Location: The 2% 55% 5% 5% 30%	oughout The Building T-8 Lamps Fixtures, Extent : Moden	2035 rate, Are 2027 2032 2027 2055	* * a Affected : 100% * * \$1,200 * *	10 1 10 1		

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

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

Asset #: 995

Cı	urrent Repair	Futur	e Replacement	M	aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2030	* *	5	\$400	
80%						
20%		2032	* *	1-3	\$2,400	
	% of Fai Total (Y	Total (Years) 100% 80%	% of Total Pail Date Estimated Cost FY Pair FY 2030	% of Total (Years) Estimated Cost FY Estimated Cost FY 2030 **	% of Total Pair Estimated Cost FY Estimated Cost (Yrs) 100% 2030 ** 5	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 100% 2030 ** 5 \$400

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2037	* *	1		
Conversion Equipment Steam Boiler			\$4,400 stent : Moderate, Ai System	2032 rea Affec	* * ted : 100%	1	\$15,600	
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Basemer	nt Power Plant					
	Explana	tion : 3 Un	its Providing Steam	ı To Adjo	icent Buildings			
Distribution								
Steam Piping/Pump	100%			2037	* *	4	\$900	
Terminal Devices Convector/Radiator	0.00/			2032	* *	1	¢4.500	
Fan Coil Unit/Heat	80% 20%			2032	\$53,700	1 1	\$4,500 \$1,100	
ir Conditioning	2070			2027	\$33,700	1	\$1,100	
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	1%			2036	* *	1	\$200	
-			Extent : Light, Area r A C Room	ı Affected	d : 1%			
			Extent : Light, Area r A C Room	Affected	: 1%			
	Explana	tion : Prov	iding Chilled Water	To The	Adjacent Building	s Only		
Window/Wall Unit	10%			2022	\$3,700	1		
No Component	89%				•			
Heat Rejection								
Air Condenser Unit	1%			2035	* *	2	\$100	
	Other Obs		Extent : Light, Area	Affected	: 1%			
	Explana	tion : Prov	iding Chilled Water	To The	Adjacent Building	s Only		
No Component	99%							

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.

Asset #: 995

Mechanical	Currer	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
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$3,100	
No Component	80%						
Exhaust Fans							
Roof	30%		2032	* *	2	\$200	
Wall Unit	30%		2022	\$8,100	2	\$200	
No Component	40%						
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2037	* *	1		
Galv Iron/Steel	80%		2025	\$42,800	1		
HW Heat Exchanger							
Low Temp	100%		2037	* *	4	\$1,700	
1		Extent : Light, Area	Affected	: 100%		. ,	
		loor Of Power Plant					
		ovides Hot Water To	Adjacent	Buildings			
Sanitary Piping	•			Ü			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2027	\$11,300	4	\$2,500	
Backflow Preventer				, ,		1 7	
Generic	100%		2032	* *	1	\$1,100	
Fixtures						+-,-30	
Generic	100%						
Fire Suppression	10070						
Standpipe							
Generic	100%		2037	* *	1-5	\$8,800	
Sprinkler	100/0		2001			Ψ0,000	
Generic	100%		2037	* *	1-2	\$4,900	
Fire Pump	100/0		2031		1-2	Ψ τ ,200	
Generic	100%		2030	* *	1	\$3,300	
Generic		, Extent : Light, Area			1	φ3,300	
	Location : 1st Flo		пурестеи	. 100/0			
			ont Dell	linas			
	Expianation : Als	o Services The Adjac	ent Build	ings			

Maintenance \$ are aggregated over a 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: 450

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : QUEENS HOSPITAL STORES - S Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0014.130 / 998 Yr Built/Renovated : 1959 /

Area Sq Ft : 49,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Feb-2016 Landmark Status : NONE

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

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,121,600	\$211,400
Interior Architecture	\$289,600	\$137,100
Electrical		\$708,700
Mechanical		\$63,600
Total	\$1,411,200	\$1,120,600
Importance Code A	\$1,121,600	\$211,400
Importance Code B	\$289,600	\$909,300
Total	\$1,411,200	\$1,120,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,900		\$3,000	
Interior Architecture	\$88,000		\$2,200	\$1,700
Electrical	\$25,100	\$900	\$1,300	\$1,600
Mechanical	\$6,500	\$5,000	\$5,400	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,400	\$9,900	\$15,800	\$12,600
Importance Code A	\$13,900		\$4,300	
Importance Code B	\$52,100	\$9,900	\$11,400	\$12,600
Importance Code C	\$71,300			
Total	\$137,400	\$9.900	\$15.800	\$12,600



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 #: 998

rchitecture	Current	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	50/ NI-	¢26.400	LIDD	* *	_	¢15 000	1
Cast in Place Concrete	5% Now Cracking/Crumbling	\$36,400	LIFE		5	\$15,800	1
		At South Entrance		eu . 2070			
Masonry: Brick	90% Now	\$350,400	LIFE	* *	5	\$56,800	
,	Cracking/Crumbling Location : Through	g, Extent : Moderate	e, Area Aff	ected : 10%		. ,	
	Diagonal Cracks, E.	xtent : Moderate, A	rea Affecte	ed : 10%			
	Location: Corners						
	Misaligned/Bulging, Location : Through		a Affected	: 15%			
Masonry: Limestone	2%		LIFE	* *	5	\$1,900	
Metal Coiling Doors	3%		2025	\$109,800	5	\$5,900	
Windows	0004	4205000	2072	de de	_	#27 000	
Steel	80% Now Corrosion/Rusting, Location: Through		2052 Area Affec	* * ted : 20%	5	\$35,800	
	Deteriorated Finish,		. Area Affe	cted : 50%			
	Location : Through		, 33				
	Thermally Inefficien	t, Extent : Moderat	e, Area Afj	ected : 100%			
	Location: Through	hout					
Steel	20%		2043	* *	5	\$17,900	
Parapets							
Masonry: Brick	95% Now Diagonal Cracks, E. Location: East Fa		LIFE Affected :	* *	5	\$7,100	
	Expansion Jnt Failu Location : East Fa		ate, Area A	ffected : 10%			
	Horizontal Cracks, Location: Through		Area Affec	ted : 10%			
	Jnt Mortar Miss/Ero	od, Extent : Modera	te, Area Aj	fected : 20%			
	Location: Through						
	Misaligned/Bulging,		, Area Affe	cted : 20%			
	Location: Through						
Masonry: Limestone	5% Now Caulking Deteriorat Location: Coping		LIFE ate, Area A	* * ffected : 60%	5	\$500	
Roof		<u> </u>					
Built-Up (BUR)	100% Now Blisters, Extent: Mo Location: Through	hout		**			
	Worn/Eroded, Exten Location : Through	hout					
	Other Observation,	Extent : Light, Area	Affected :	15%			
	Location: Roof To		33				

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

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

Asset #: 998

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	5%			2023	\$45,400	3	\$7,000	
Cast in Place Concrete	75%			LIFE	* *	5	\$228,400	
Cast in Place Concrete	15%	Now	\$11,100	LIFE	* *	5	\$22,800	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	fected : 10%			
	Location	ı : First And	d Third Floors					
Vinyl Tile	5%			2032	* *	3	\$1,300	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$22,300	
Gypsum Board	20%			LIFE	* *	5-10	\$31,600	
Plaster	10%			LIFE	* *	5-10	\$7,900	
SGFT/Glazed Masonry	35%			LIFE	* *	10	\$16,300	
SGFT/Glazed Masonry	5%	Now	\$18,400	LIFE	* *			
-	Diagonal	Cracks, Ex	tent : Moderate, Ai	ea Affect	ed : 10%			
	Location	ı : Atrium V	estibule/					
Ceilings								
AcousTileSusp.Lay-In	5%			2032	* *	5	\$3,500	
AcousTileSusp.Lay-In	5%			2040	* *	5	\$3,500	
Exposed Concrete	5%	Now	\$114,500	LIFE	* *	5	\$500	
-	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 35%			
	Location: Basement Underneath Loading Dock							
	Exposed R	Reinforceme	ent, Extent : Moder	ate, Area	Affected : 40%			
	Location	: Under L	oading Dock					
Exposed Concrete	80%			LIFE	* *	5-10	\$69,600	
Plaster	5%			LIFE	* *	5-10	\$6,000	

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
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2027	\$5,000	5	\$1,300	
	Other Observation, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location : Electrical	Room					
	Explanation: One 4	00 Amps Main Disc	connect	Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$33,000	5	\$1,300	
Raceway							
Conduit	100%		2027	\$32,100	1		
Panelboards							
Fused Disc Sw	10%		2026	\$3,100	5	\$100	
Molded Case Bkrs	90%		2026	\$27,500	5	\$1,200	

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

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

Asset #: 998

Current Repair		Future Replacement		M	aintenance	
/		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	' '	2052	* *	1		
Insulation Aged,	Extent: Moderate, Area	a Affecte	ed: 100%			
Location: Thre	oughout					
20%		2027	\$5,700	1		
100%		2025	\$77,200	5	\$300	
100%		LIFE	* *	5	\$1,400	
			,	10	\$36,300	
		rea Affe	cted : 100%			
	-					
	T-8 Lamps					
5%		2022	\$23,800	2	\$100	
				1		
				10	\$600	
50%		2022	\$3,400	1		
100%		2022	\$190,400	10	\$200	
000/						
		2022		_	** - * -	
20%		2032	* *	1	\$3,700	
000/						
		-0-5				
20%		2032	* *	1-3	\$6,100	
	80% 2-4 Insulation Aged, Location: Three 20% 100% 85% Other Observation Location: Three Explanation: Three 5% 5% 50% 100% 80% 20%	% of Fail Date Estimated Cost Total (Years) 80% 2-4 \$22,700 Insulation Aged, Extent: Moderate, Area Location: Throughout 20% 100% 85% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: T-8 Lamps 10% 5% 45% 5% 50% 100%	% of Fail Date Estimated Cost Year FY	No of Total Fail Date Estimated Cost Year Estimated Cost FY	Nof Total Fail Date Estimated Cost Year Estimated Cost (Years)	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Mechanical	Current Re	epair F	uture F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)		ear E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Campus Steam	100%	20	037	* *	1		
	Other Observation, Ex	tent : Light, Area Affe	ected : 1	100%			
	Location: Basement						
	Explanation : Steam	Provided From Adjac	ent Bui	lding E			
Conversion Equipment							
Pres. Reducing Valve/LP	100%	20	030	* *	5	\$2,800	
Steam							
Distribution							
Steam Piping/Pump	100%	20	037	* *	4	\$2,300	

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

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

Asset #: 998

Mechanical	Current Repair	Current Repair Future Replac		M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	•	•				
Terminal Devices						
Convector/Radiator	30%	2032	* *	1	\$4,500	
Fan Coil Unit/Heat	70%	2032	* *	1	\$10,500	
ir Conditioning						
Energy Source	1000/	2025	* *	4		
Electricity	100%	2035	4. 4.	1		
Conversion Equipment	10%	2027	\$22,000	2	\$300	
Exterior Pkg Unit - Cooling	10%	2027	\$22,000	2	\$300	
Cooling	R-22 Refrigerant, Extent : Light Location : Roof	t, Area Affected : 109	%			
Window/Wall Unit	65%	2022	\$63,600	1		
No Component	25%		,,	-		
entilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$8,200	
No Component	80%					
Exhaust Fans						
Roof	20%	2022	\$7,600	2	\$300	
No Component	80%					
lumbing						
H/C Water Piping	2004	2027	ale ale			
Brass/Copper	20%	2037	* *	1		
Galv Iron/Steel	80%	2032	4. 4.	1		
Water Heater Electric	100%	2022	\$7,400	4	\$400	
Electric	Other Observation, Extent : Lig			4	\$400	
	Location: Roof	m, mea mjecica . 1	0070			
	Explanation: This Is A Solar	System				
Sanitary Piping		~				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Lig Location: B-3	ht, Area Affected : 1	00%			
iro Cupprossion	Explanation : 1 Unit					
ire Suppression Standpipe						
Generic Standpipe	100%	2037	* *	1-5	\$23,500	
	100/0	2031		1.7	Ψ23,300	
Sprinkler						

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

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

Page: 455

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 26-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$5,565,800	\$737,500
Interior Architecture	\$1,083,600	\$2,087,000
Electrical	\$491,700	\$8,300,600
Mechanical	\$473,200	\$4,810,000
Total	\$7,614,300	\$15,935,000
Importance Code A	\$5,565,800	\$817,900
Importance Code B	\$1,563,900	\$15,013,300
Importance Code C	\$484,500	\$103,800
Total	\$7,614,300	\$15,935,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$63,900		\$4,600	
Interior Architecture	\$57,100		\$18,800	\$24,800
Electrical	\$36,300	\$19,300	\$24,300	\$22,900
Mechanical	\$32,000	\$29,400	\$32,000	\$18,100
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$236,700	\$96,000	\$127,100	\$113,200
Importance Code A	\$63,900		\$4,600	
Importance Code B	\$136,000	\$96,000	\$112,700	\$113,200
Importance Code C	\$36,800		\$9,800	
Total	\$236,700	\$96,000	\$127,100	\$113,200



 $[\]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 #: 735

rchitecture	Current Repair		Future Replacement		M				
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
kterior									
Exterior Walls	100/ NI	¢207.000	LIDE	* *	_	¢0.c 100			
Cast in Place Concrete	10% Now	\$297,900 Extent : Moderate	LIFE		5	\$86,100			
	Cracking/Crumbling Location: Canopy		_	jeciea : 10%					
	Exposed Reinforcem			Affactad . 150/					
	Location: Exposed Floor To The Ninth	l Rebar At Undersid			alconies	From The Third			
	Paint Peeling, Exten		cted : 5%	, i					
	Location : Undern								
	Other Observation, I	Extent : Severe, Are	a Affecte	d: 100%					
	Location : Building	g Entire							
	Explanation : Build Report To Follow I				Onwersh	ip In 2017.			
Copper/Terne	3%		2047	* *	10	\$12,100			
Masonry: Brick	77%		LIFE	* *	5	\$265,100			
Masonry: Limestone	5% Now	\$96,200	LIFE	* *	5	\$6,500			
	Staining/Discoloring								
	Location: West Elevation Base And All Window Sills Throughout.								
	Vertical Cracks, Ext		ea Affecte	d: 10%					
	Location: Through	iout							
Metal Panel	5% Now	\$12,700	2037	* *	5	\$16,100			
	Deteriorated Finish,		Area Afj	fected : 40%					
	Location : At Balco								
	Paint Peeling, Exten		Affected	: 20%					
	Location : At Balco	onies							
Windows									
Aluminum	10%		2035	* *	5	\$9,200			
Steel	90% Now	\$4,435,200	2052	**	5	\$518,900			
	Deteriorated Finish,		Area Afj	tected : 50%					
	Location: Through			cc . 1 500/					
	Thermally Inefficient Location : Through		e, Area A	ffected : 50%					

Asset #: 735

Architecture	Current Repair	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Parapets	000/ N	I IFF **	~	Φ1 C 000	
Masonry: Brick	80% Now \$94,200 Int Mortar Miss/Erod, Extent: Light, A Location: 10th Floor West Wall Misaligned/Bulging, Extent: Moderate Location: 10th Floor	Area Affected : 10%	5	\$16,000	
Masonry: Limestone	10% Now \$21,300 Int Mortar Miss/Erod, Extent: Modern	LIFE * * * ate, Area Affected : 50%	5	\$2,500	
	Location: Coping				
Wood Rail	10% Now \$29,900 Broken/Missing Elements, Extent: Lig Location: Missing Section 9th Floor Split/Cracked, Extent: Moderate, Area Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout	ht, Area Affected : 10% On The South Side a Affected : 50%	5	\$14,100	
Roof					
Built-Up (BUR)	97% Now \$509,900 Blisters, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, Location: Stair C, Room 10 B-3, Kit Worn/Eroded, Extent: Moderate, Area Location: Throughout	Area Affected : 20% chen			
Copper/Terne	3%	2042 **	10	\$8,400	
terior					
Floors	100/	I IFF **	_	¢1 <i>57</i> ,000	
Cast in Place Concrete Ceramic Tile	10%	LIFE ** 2030 **	5	\$157,800	
	5% 50/	2030 **	5	\$18,000	
Quarry Tile Terrazzo	5% 25%		5 5	\$27,000	
Vinyl Tile	25% 45%	LIFE ** 2027 \$1,411,100		\$140,900 \$81,100	
Vinyl Tile Vinyl Tile	5% Now \$7,800	2022 \$156,800		\$6,800	
vinyi The	Broken/Missing Elements, Extent: Mo Location: Sixth Floor Other Observation, Extent: Moderate, Location: Room B C-10 A Explanation: 9x9s Evident	derate, Area Affected : 10%		\$0,800	
Vinyl Tile	5% Now \$156,800 Cracking/Crumbling, Extent : Modera Location : Lobby		3	\$6,800	
	Worn/Eroded, Extent : Moderate, Area Location : Lobby	a Affected : 30%			

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

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

Asset #: 735

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$19,700	
Concrete Masonry Unit	2%			LIFE	* *	5	\$6,300	
Gypsum Board	20%			LIFE	* *	5-10	\$133,700	
Marble Panels	5%			LIFE	* *	10	\$7,900	
Plaster	8%	Now	\$25,800	LIFE	* *	5	\$9,400	
		_	Extent: Moderate	, Area Aj	fected : 10%			
	Location	a: 10th Flo	or					
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	i : 10th Flo	or					
Plaster	40%			LIFE	* *	5-10	\$133,700	
SGFT/Glazed Masonry	20%	Now	\$311,500	LIFE	* *			
•	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 50%			
	Location	: Abandon	ed Kitchen In The	Basemen	nt.			
Ceilings								
AcousTileSusp.Lay-In	30%			2032	* *	5	\$108,200	
Plaster	60%			LIFE	* *	5-10	\$371,900	
Plaster	10%	Now	\$48,400	LIFE	* *	5	\$22,500	
	Broken/Missing Elements, Extent: Light, Area Affected: 2%							
	Location: Room 6 B-18 A, Kitchen							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location: Stair C, Room 10 B-3, Kitchen							
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location	: Stair C,	Room 10 B-c, Kitch	hen				

lectrical	Current Repa	air	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2027	\$80,300	5	\$6,400	
	Other Observation, Exten	t : Moderate, A	rea Affe	cted : 100%			
	Location : Electrical Ro	oom					
	Explanation: Two 2500	Amps Main Di	sconnec	t Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$349,800	5	\$6,400	
Raceway							
Conduit	100%		2027	\$399,000	1		
Panelboards							
Fused Disc Sw	10%		2026	\$36,700	5	\$600	
Molded Case Bkrs	90%		2026	\$330,200	5	\$5,800	
Wiring							
Braided Cloth	80% 2-4	\$491,700	2052	* *	1		
	Insulation Aged, Extent:	Moderate, Area	Affecte	d: 100%			
	Location: Throughout						
Thermoplastic	20%		2027	\$122,900	1		

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

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

Asset #: 735

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts	•	•				
Motor Controllers						
Locally Mounted	100%	2025	\$765,000	5	\$1,600	
Ground						
Grounding Devices						
Generic	100% 0-2 \$9,700	LIFE	* *	5	\$3,600	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Water Main					
	Explanation : Corroded					
Stand-by Power						
Transfer Switches						
Automatic	100%	2025	\$69,000	1	\$75,200	
Generators						
Diesel	100%	2023	\$536,000	1	\$94,700	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Sub-basement					
	Explanation: One 350 Kw					
Batteries	400-	-0.40		_		
Lead/Acid	100%	2018	\$1,500	5	\$9,100	
Fuel Storage				_		
Main Tank	100%	2030	**	5	\$7,100	
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location: Sub-basement					
	Explanation: 500 Gallons					
Lighting						
Interior Lighting	050/	2027	¢2 040 100	10	¢200 000	
Fluorescent	95%	2027	\$3,848,100	10	\$209,900	
	Other Observation, Extent: Moderate, Location: Throughout The Building	Area Ajje	ciea : 100%			
	Explanation: T-8 Lamps		****			
Incandescent	5%	2022	\$202,500	2	\$300	
Egress Lighting	500/	2025	653 563			
Emergency, Service	60%	2027	\$72,700	1		
Exit, Service	40%	2022	\$32,800	1		
Exterior Lighting	1000	2022	#0.43 .000	4.0	Φ=00	
HID	100%	2022	\$943,800	10	\$700	
Lightning Protection						
Arresters/Cabling	1000/	2020	* *	_	61.000	
Generic	100%	2030	* *	5	\$1,200	
Alarm						
Security System	000/					
No Component	90%	2027	Φ 7 5 (00		40.400	
Generic	10%	2027	\$75,600	1	\$9,100	
Fire/Smoke Detection	000/					
No Component	90%	2022	Φ 6. 70.000	1.0	φ4 # #0 0	
Generic, Digital	10%	2022	\$258,800	1-3	\$15,500	

 $[\]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 #: 735

Mechanical	Current F	Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•						
Energy Source							
Campus Steam	100%		2037	* *	1		
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Basemen						
	Explanation : Stean	n Provided From A	djacent I	Building E			
Distribution							
Steam Piping/Pump	100%		2027	\$1,720,400	4	\$17,800	
Terminal Devices							
Convector/Radiator	95%		2025	\$2,211,000	1	\$73,900	
Induction Unit	5%		2030	* *	1	\$3,900	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	75%		2020	\$379,900	1		
No Component	25%						
Ventilation							
Distribution							
Ductwork/Diffusers	70%		LIFE	* *	2-5	\$148,900	
No Component	30%						
Exhaust Fans							
Interior	95%		2022	\$258,700	2	\$7,000	
Roof	5%		2022	\$9,800	2	\$400	
lumbing							
H/C Water Piping							
Brass/Copper	30%		2037	* *	1		
Galv Iron/Steel	70% Now	\$51,500	2025	\$515,100	1		
	Corroded, Extent : Se		d : 30%				
	Location : Water M	ain, Basement					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2027	\$11,300	4	\$2,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E.		Affected	: 100%			
	Location : (2) B-10,	, ,					
	Explanation : 4 Uni	ts					
Fire Suppression							
Standpipe	400-1			_			
Generic	100%		2037	* *	1-5	\$121,500	

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.

Page: 461

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL TRIBORO - T

Asset #: 735

Mechanical	Curr	ent Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	85%						
Generic	15%		2037	* *	1-2	\$10,100	
Fire Pump							
Generic	100%		2036	* *	1	\$45,000	

Page: 462

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$141,600	\$982,400
Interior Architecture	\$303,300	\$286,800
Electrical	\$389,700	\$3,259,000
Mechanical		\$2,745,500
Total	\$834,600	\$7,273,700
Importance Code A	\$141,600	\$1,029,300
Importance Code B	\$506,600	\$6,141,600
Importance Code C	\$186,400	\$102,800
Total	\$834,600	\$7,273,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,100	\$13,800	\$26,500	
Interior Architecture	\$14,500		\$46,000	
Electrical	\$27,300	\$29,300	\$22,000	\$19,600
Mechanical	\$42,500	\$98,200	\$50,700	\$50,300
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$111,100	\$166,000	\$169,800	\$94,700
Importance Code A	\$5,500	\$15,900	\$26,500	
Importance Code B	\$97,200	\$150,100	\$143,300	\$94,700
Importance Code C	\$8,400			
Total	\$111,100	\$166,000	\$169,800	\$94,700



 $[\]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 #: 1001

10% 85% 5% 100% 65% 30% 5%	Fail Date (Years)	Estimated Cost	Year FY LIFE LIFE 2044	** ** **	Cycle (Yrs) 5 5 5 5	\$66,000 \$112,300 \$24,800	Priority
85% 5% 100% 65% 30% 5%			LIFE 2044	* *	5	\$112,300	
85% 5% 100% 65% 30% 5%			LIFE 2044	* *	5	\$112,300	
85% 5% 100% 65% 30% 5%			LIFE 2044	* *	5	\$112,300	
5% 100% 65% 30% 5%			2044	* *			
100% 65% 30% 5%					5	\$24,800	
65% 30% 5%			2040	* *			
65% 30% 5%			2040	* *	_	Φ52.000	
30% 5%					5	\$53,000	
30% 5%			LIDD	* *	_	¢0.c.000	
5%			LIFE LIFE	* *	5	\$96,000	
			2044	* *	5 5	\$4,300 \$2,800	
			2044		3	\$2,800	
5%	0-2	\$2 100	2029	* *			
		. ,		. 10%			
_		_		. 1070			
95%	0-2	\$141,600	2024	\$708,100			
_	_		15%				
200411011	1 1111 011 011						
10%			2023	\$349,000	3	\$36,800	
10%			LIFE	* *	5	\$53,600	
			, Area Aj	fected : 10%			
5%			2033	* *	5	\$12,300	
5%			2040	* *	5	\$27,600	
5%	Now	\$78,600	2037	* *	5	\$9,200	
				fected : 5%			
65%			2029	* *	3	\$59,800	
			Area Affe	cted : 100%		. ,	
Explana	tion : 9x9 L	Inits					
			2022		-	.	
					5	\$13,400	
	4	Φ10 < 100			_	Φ.C 2. 7 .0.0	
					5	\$62,500	
	_			: 30%			
	. ,			* *			
				* *	5	\$40,300	
3 /0			LILL	<u> </u>	3	Ψ+0,500	
25%			2029	* *	5	\$76,600	
				* *			
				* *			
				* *			
	Location 95% onding, I Location 10% 10% fracking/ Location 5% fracking/ Location 65% ther Obs Location Explanar 5% 10% 62% aint Peel Location 10% 3% 5% 10% 60%	egetation Growth, E Location: Various is 95% 0-2 onding, Extent: Lig Location: Throught 10% 10% 10% fracking/Crumbling, Location: Basemen 5% 5% Now fracking/Crumbling, Location: Kitchen is 65% ther Observation, E Location: Throught Explanation: 9x9 U 5% 10% 10% 62% 4+ aint Peeling, Extent Location: Various is 10% 3% 25% 5% 10% 60%	egetation Growth, Extent: Light, Area Location: Various Locations Through 95% 0-2 \$141,600 onding, Extent: Light, Area Affected: Location: Throughout 10% 10% 10% 5% 5% 5% 5% 10% \$78,600 tracking/Crumbling, Extent: Moderate, Location: Kitchen And Receiving Area 65% ther Observation, Extent: Moderate, A Location: Throughout Explanation: 9x9 Units 5% 10% 10% 10% 62% 4+ \$186,400 aint Peeling, Extent: Moderate, Area A Location: Various Locations Throughout 10% 3% 25% 5% 10% 60%	egetation Growth, Extent: Light, Area Affected Location: Various Locations Throughout 95% 0-2 \$141,600 2024 onding, Extent: Light, Area Affected: 15% Location: Throughout 10% 2023 10% LIFE Fracking/Crumbling, Extent: Moderate, Area Affected: 8% Location: Basement Corridor 5% 2033 5% 2040 5% Now \$78,600 2037 Fracking/Crumbling, Extent: Moderate, Area Affected: Moderate, Area Affected: Moderate, Area Affected: Moderate, Area Affected: Location: Throughout Explanation: 9x9 Units 5% 2033 10% LIFE 62% 4+ \$186,400 LIFE aint Peeling, Extent: Moderate, Area Affected: Location: Various Locations Throughout 10% LIFE 3% LIFE 25% 2029 5% 2029 5% 2029 5% 2037 10% LIFE	### State	### State	egetation Growth, Extent: Light, Area Affected: 10% Location: Various Locations Throughout 95% 0-2 \$141,600 2024 \$708,100 onding, Extent: Light, Area Affected: 15% Location: Throughout 10% 2023 \$349,000 3 \$36,800 10% LIFE ** 5 \$53,600 racking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Basement Corridor 5% 2033 ** 5 \$12,300 5% 2040 ** 5 \$27,600 5% 2037 ** 5 \$9,200 racking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Kitchen And Receiving Area 65% 2029 ** 3 \$59,800 ther Observation, Extent: Moderate, Area Affected: 100% Location: Throughout Explanation: 9x9 Units 5% 2033 ** 5 \$16,800 LIFE ** 5 \$13,400 10% LIFE ** 5 \$13,400 10% LIFE ** 5 \$62,500 aint Peeling, Extent: Moderate, Area Affected: 50% Location: Various Locations Throughout 10% LIFE ** 5 \$40,300 25% 2029 ** 5 \$76,600 5% 2029 ** 5 \$76,600 5% 2037 ** 5 \$12,300 10% LIFE ** 5 \$40,300

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

Estimates are rounded to the nearest hundred dollars.

 $[\]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 #: 1001

System Component Type	Electrical	Current Repair	Future Replacement	Future Replacement Maintenance		
Service Equipment Molded Case Bkrs	Component				Estimated Cost	Priority
Molded Case Bkrs	Under 600 Volts					
Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : One 2000 Amps Main Disconnect Switch	Service Equipment					
Molded Case Bkrs	Molded Case Bkrs	50%	2024 \$23,400	5	\$2,200	
Molded Case Bkrs		Other Observation, Extent: Moder	ate, Area Affected : 100%			
Molded Case Bkrs						
Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: One 1000 Amps Main Disconnect Switch For Emergency		Explanation: One 2000 Amps Ma	ain Disconnect Switch			
Location : Electrical Room Explanation : One 1000 Amps Main Disconnect Switch For Emergency	Molded Case Bkrs	50%	2024 \$23,400	5	\$2,200	
Explanation : One 1000 Amps Main Disconnect Switch For Emergency		Other Observation, Extent: Moder	ate, Area Affected : 100%			
Transformers		Location : Electrical Room				
Liquid Filled 100% 2022 \$17,600 5 \$1,000		Explanation: One 1000 Amps Ma	ain Disconnect Switch For Emer	gency		
Other Observation, Extent: Moderate, Area Affected: 100% Location: Outside Explanation: One 13.8 Kva 480hv-208/120lv	Transformers					
Location : Outside	Liquid Filled			5	\$1,000	
Explanation : One 13.8 Kva 480hv-208/120lv			ate, Area Affected : 100%			
Switchgear / Switchboard Molded Case Bkrs 70% 2024 \$133,500 5 \$3,000 Molded Case Bkrs 30% 2034 ** 5 \$1,300 Raceway Conduit 90% 2024 \$195,800 1 Conduit 10% 2044 ** 1 Panelboards Fused Disc Sw 10% 2032 ** 5 \$400 Molded Case Bkrs 80% 2032 ** 5 \$3,500 Molded Case Bkrs 80% 2032 ** 5 \$3,500 Molded Case Bkrs 10% 2040 ** 5 \$400 Wiring Thermoplastic 90% 2034 ** 1 Thermoplastic 10% 2044 ** 1 Motor Controllers Locally Mounted 20% 2037 ** 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 250 Kw Batteries		Location : Outside				
Molded Case Bkrs 70% 2024 \$133,500 5 \$3,000 Molded Case Bkrs 30% 2034 ** 5 \$1,300		Explanation: One 13.8 Kva 480h	v-208/120lv			
Molded Case Bkrs 30% 2034 ** 5 \$1,300 Raceway Conduit 90% 2024 \$195,800 1 Conduit 10% 2044 ** 1 Panelboards Fused Disc Sw 10% 2032 ** 5 \$400 Molded Case Bkrs 80% 2032 ** 5 \$3,500 Molded Case Bkrs 10% 2040 ** 5 \$400 Wiring Thermoplastic 90% 2034 ** 1 Thermoplastic 10% 2044 ** 1 Motor Controllers Locally Mounted 20% 2037 ** 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 250 Kw	Switchgear / Switchboard					
Raceway	Molded Case Bkrs	70%	2024 \$133,500	5		
Conduit 90% 2024 \$195,800 1	Molded Case Bkrs	30%	2034 **	5	\$1,300	
Conduit 10% 2044 ** 1 Panelboards Fused Disc Sw 10% 2032 ** 5 \$400 Molded Case Bkrs 80% 2032 ** 5 \$3,500 Molded Case Bkrs 10% 2040 ** 5 \$4400 Wiring Thermoplastic 90% 2034 ** 1 Thermoplastic 10% 2044 ** 1 Motor Controllers Locally Mounted 20% 2037 ** 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 250 Kw	Raceway					
Panelboards Fused Disc Sw 10% 2032 ** 5 \$400 Molded Case Bkrs 80% 2032 ** 5 \$3,500 Molded Case Bkrs 10% 2040 ** 5 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$40	Conduit	90%	2024 \$195,800	1		
Fused Disc Sw 10% 2032 ** 5 \$400 Molded Case Bkrs 80% 2032 ** 5 \$3,500 Molded Case Bkrs 10% 2040 ** 5 \$400 Wiring Thermoplastic 90% 2034 ** 1 Thermoplastic 10% 2044 ** 1 Motor Controllers Locally Mounted 20% 2037 ** 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Bassement Explanation: One 250 Kw	Conduit	10%	2044 **	1		
Molded Case Bkrs 80% 2032 ** 5 \$3,500 Molded Case Bkrs 10% 2040 ** 5 \$400 Wiring Thermoplastic 90% 2034 ** 1	Panelboards					
Molded Case Bkrs 10% 2040 ** 5 \$400 Wiring Thermoplastic 90% 2034 ** 1 ** 1 Thermoplastic 10% 2044 ** 1 Motor Controllers Locally Mounted 20% 2037 ** 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 250 Kw	Fused Disc Sw	10%				
Wiring Thermoplastic 90% 2034 ** 1 Thermoplastic 10% 2044 ** 1 Motor Controllers Locally Mounted 20% 2037 ** 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2022 \$50,200 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 250 Kw Batteries		80%	2032 **	5		
Thermoplastic 90% 2034 ** 1 Thermoplastic 10% 2044 ** 1 Motor Controllers Locally Mounted 20% 2037 ** 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 250 Kw	Molded Case Bkrs	10%	2040 **	5	\$400	
Thermoplastic 10% 2044 ** 1						
Motor Controllers Locally Mounted 20% 2037 ** 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 250 Kw Batteries			2034 **	1		
Locally Mounted 20% 2037 ** * 5 \$200 Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 250 Kw	Thermoplastic	10%	2044 **	1		
Locally Mounted 50% 2022 \$177,300 5 \$600 Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 250 Kw	Motor Controllers					
Motor Control Center 30% 2029 ** 5 \$1,300 Ground Grounding Devices Concept Control Center Control Center Concept Control Center Concept Control Center Control Center Concept Control Center Concept Control Center Co	Locally Mounted	20%	2037 **	5	\$200	
Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 250 Kw	Locally Mounted	50%	2022 \$177,300	5	\$600	
Grounding Devices Generic 100% LIFE ** 5 \$2,400 Stand-by Power Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 250 Kw Batteries	Motor Control Center	30%	2029 **	5	\$1,300	
Generic 100% LIFE ** 5 \$2,400						
Stand-by Power						
Transfer Switches Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 250 Kw Batteries		100%	LIFE **	5	\$2,400	
Automatic 100% 2022 \$50,200 1 \$50,400 Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 250 Kw Batteries						
Generators Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 250 Kw Batteries						
Diesel 100% 2020 \$389,700 1 \$63,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: One 250 Kw Batteries		100%	2022 \$50,200	1	\$50,400	
Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : One 250 Kw Batteries						
Location : Basement Explanation : One 250 Kw Batteries	Diesel			1	\$63,500	
Explanation : One 250 Kw Batteries			ate, Area Affected : 100%			
Batteries						
		Explanation: One 250 Kw				
Lead/Acid 100% 2019 \$1,700 5 \$6,100		1000/	2010	_	* 0 -	
	Lead/Acid	100%	2019 \$1,700	5	\$6,100	

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

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

Asset #: 1001

Electrical	Current Repair	Future Re	uture Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2023	\$6,600	5	\$15,200	
	Other Observation, Extent: Mode. Location: Generator Room - Ba. Explanation: One 25 Gallons		: 100%			
Main Tank	50%	2027	\$11,100	5	\$2,400	
	Other Observation, Extent: Mode Location: Underground Explanation: One 1080 Gallons		: 100%			
Lighting	1					
Interior Lighting						
Fluorescent	40%	2032	* *	10	\$60,100	
	Other Observation, Extent : Mode Location : Throughout The Build Explanation : T-8 Lamps	ling				
Fluorescent	57%	2024	\$1,711,800	10	\$85,700	
	Other Observation, Extent: Model Location: Throughout The Build Explanation: T-12 Lamps		: 100%			
Incandescent	3%	2024	\$90,100	2	\$100	
Egress Lighting			· · · · · · · · · · · · · · · · · · ·		<u> </u>	
Emergency, Service	20%	2024	\$18,000	1		
Emergency, Service	30%	2032	* *	1		
Exit, LED	20%	2059	* *	1		
Exit, Service	30%	2024	\$18,300	1		
Exterior Lighting			, -,			
HID	100%	2024	\$689,900	10	\$500	
Alarm	100,0		Ψοον,νοο		4200	
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$18,400	
Fire/Smoke Detection		-00-			¥10,100	
No Component	30%					
Generic	70%	2032	* *	1-3	\$70,700	
Generic	7/0%	2032	* *	1-3	\$70,700	

Mechanical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Campus Steam	100%		2044	* *	1		

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

Location: Building 15

Explanation: From New Power Plant

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

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

Asset #: 1001

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Pres. Reducing Valve/LF Steam	P 100%			2033	* *	5	\$6,700	
Distribution Hot Wtr Piping/Pump	50% Other Obs	servation, E	Extent : Light, Area	2032 Affected	* *	4	\$2,800	
		i : Through tion : Hot \	out Water Pumps Serve	The Duc	al Temperature Ind	luction U	nits	
Steam Piping/Pump	50%			2034	* *	4	\$4,200	
Terminal Devices Air Handler Fan Coil Unit/Heat	50% 50%	servation F	Extent : Light, Area	2024 2024 Affected	\$339,700 \$943,400	1 1	\$34,900 \$18,300	
	Location	ı : Through						
Air Conditioning								
Energy Source Campus Steam Electricity	90% 10%			2044 2040	* *	1 1		
Conversion Equipment Absorption Chiller/Steam/HW	90%			2033	* *	1	\$110,100	
		servation, E 1 : Basemer	Extent : Light, Area nt Pit	Affected	: 100%			
	Explana	tion : 2 Ste	am Driven Absorpt	on Chill	ers With Lithium B	Bromide F	Refrigerant	
Interior Pkg Unit - Cooling	10%			2025	\$162,300	2	\$700	
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$8,400	
Terminal Devices Induction Unit	100%			2024	\$701,400	1	\$36,500	
Heat Rejection	1.00/			2024	Φ 7.5 200	2	Φ7.000	
Remote Air Cond	10%			2024	\$75,300	2	\$7,900	
Water Cooling Tower	90%			2025	\$325,500	2	\$102,400	
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$63,000	
Exhaust Fans Interior	75%			2024	\$104,500	2	\$2,600	
Roof	25%			2024	\$25,000	2	\$900	
Plumbing H/C Water Piping Galv Iron/Steel	1000/			2020	* *	1		
	100%			2029		1		
HW Heat Exchanger Low Temp	100%			2044	* *	4	\$11,200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 1001

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Sump Pump(s)				
Rigid Piping	100%	2024 \$12,300	4 \$1,600	
Sewage Ejector(s)				
Compressed Air	100%	2034 **	4 \$2,500	
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent : Lig	ht, Area Affected : 100%		
	Location: B-5			
	Explanation: 5 Units			
Fire Suppression				
Standpipe				
No Component	15%			
Generic	85%	2034 **	1-5 \$48,400	
Sprinkler				
Generic	100%	2034 **	1-2 \$31,700	
	No Backflow Preventer, Extent	: Light, Area Affected : 100%		
	Location: Basement			
Fire Pump				
Generic	100%	2027 \$93,300	1 \$21,100	
Chemical System				
Generic	100%	2019 \$29,100	1-3 \$50,600	

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

Page: 468

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$433,100	
Interior Architecture		\$35,800
Electrical	\$579,400	\$142,500
Mechanical		\$153,900
Total	\$1,012,500	\$332,100
Importance Code A	\$433,100	
Importance Code B	\$579,400	\$332,100
Total	\$1,012,500	\$332,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$111,900			
Interior Architecture	\$42,400	\$1,900	\$44,700	\$2,000
Electrical	\$40,300	\$14,800	\$2,100	\$2,000
Mechanical	\$8,800	\$8,300	\$1,500	\$400
Total	\$203,300	\$25,000	\$48,300	\$4,500
Importance Code A	\$111,900	\$500		
Importance Code B	\$82,500	\$24,500	\$48,300	\$4,500
Importance Code C	\$8,900			
Total	\$203,300	\$25,000	\$48,300	\$4,500



 $[\]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

chitecture	Current	Futur	e Replacement	М			
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls					_	4.7. 400	
Cast Stone/Terra Cotta	3% Now Broken/Missing Eler Location: Over M. Cracking/Crumbling Location: Over M.	ain Entrance 1, Extent : Moderate ain Entrance			5	\$5,400	
Copper/Terne	5% Now Deformed/Dented, E Location: Courtya Deteriorated Finish, Location: Courtya Staining/Discoloring Location: Courtya	rd Extent : Moderate, rd r, Extent : Moderate	Area Aff	ected : 50%			
Stucco Cement	Staining/Discoloring Location : Courtya Water Penetration, I	rd s, Extent : Severe, A Locations Through s, Extent : Moderate rd	rea Affec out , Area A <u>j</u> Affected	ted : 25% fected : 50%	5	\$26,700	
Windows	Locuiton: various	Locations Through	Oiii				
Aluminum	10%		2032	* *	5	\$700	
Wood	90% Now Dry Rot/Decay, Exte Location: Through Thermally Inefficien Location: Through Split/Cracked, Exten Location: Through	nout t, Extent : Moderate nout t : Moderate, Area .	2049 a Affectea e, Area Aj	ffected : 50%	5	\$31,800	
Parapets							
Copper/Terne	Staining/Discoloring	Locations Through	out , Area A <u>j</u>		5	\$7,400	
Stucco Cement	15% Now Broken/Missing Eler Location: Courtya Cracking/Crumbling Location: Courtya Water Penetration, 1	rd , Extent : Moderate rd	, Area A <u>f</u>	fected : 15%	5	\$700	

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

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

Asset #: 977

Architecture	Current	Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•		•	•			
Roof							
Built-Up (BUR)	10% Now Drains Inad/Misposs Location: Over Ste Miss/Damaged Flash Location: Over Ste Worn/Eroded, Extent Location: Over Ste	orage Area And Off nings, Extent : Mod orage Area And Off t : Moderate, Area A	ices erate, Ared ices Affected : 2	Affected : 25%			
CI TU				ata ata			
Clay Tile	55% Now Broken/Missing Elen Location: Through Cracking/Crumbling Location: Through	out , Extent : Moderate					
Modified Bitumen	25% Now Alligatoring, Extent Location: Over Sto Blisters, Extent: Mo Location: Over Sto Worn/Eroded, Exten Location: Over Sto	orage Area derate, Area Affecto orage Area t : Moderate, Area A	ed : 25%				
Skylight, Metal/Glass	10% Now Corrosion/Rusting, E Location: Over Ste Glazing Broken/Crae Location: Over Ste	orage Area cked, Extent : Mode					
nterior							
Floors	0.50/	4.2.1 2-	2053			* · = o =	
Carpet	25% 4+ Worn/Eroded, Extent Location: Various Wrinkling, Extent: L Location: First Fla	Locations Through ight, Area Affected	out	\$44,700 15%	3	\$4,700	
Ceramic Tile	5%		2027	\$13,600	5	\$600	
Quarry Tile	10%		2029	* *	5	\$1,900	
Terrazzo	30% 0-2 Cracking/Crumbling Location: Basemen		LIFE , Area Affe	* * cted : 15%	5	\$2,900	

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 #: 977

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%	Now	\$2,400	2027	\$8,000	5	\$100	
		issing Elem : Basemer	ents, Extent : Seve at Corridor	re, Area	Affected : 30%			
Plaster	70%	Now	\$6,500	LIFE	* *	5	\$1,100	
	U	Crumbling, : South Co	Extent : Severe, A orridor	rea Affec	eted : 20%			
		etration, E : South Co	xtent : Moderate, A orridor	rea Affe	cted : 15%			
Wood	25%			LIFE	* *	5	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	15%			2029	* *	5	\$1,900	
Plaster	85%			LIFE	* *	5	\$6,700	
			Extent : Moderate Floor, Various Loc		•			

ectrical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
stem Component Type	, , , , , , , , , , , , , , , , , , , ,	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2044	* *	5	\$1,000	
	Other Observat	ion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Ele	ectrical Room					
	Explanation:	One 3000 Amps Main I	Disconnec	et Switch			
Transformers							
Liquid Filled	100%		2022	\$17,600	5	\$200	
	Other Observat	ion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Ou	tside					
	Explanation:	One 13.8 Kva 480hv-20	8/120lv				
Switchgear / Switchboard							
Molded Case Bkrs	100%		2044	* *	5	\$1,000	
Raceway							
Conduit	20%		2044	* *	1		
Conduit	80%		2024	\$52,900	1		
Panelboards							
Fused Disc Sw	10%		2023	\$6,700	5	\$100	
Molded Case Bkrs	80%		2023	\$53,300	5	\$800	
Molded Case Bkrs	10%		2040	* *	5	\$100	
Wiring							
Braided Cloth	30% 2-	4 \$27,200	2049	* *	1		
	Insulation Agea	l, Extent : Moderate, Arc	ea Affecte	ed : 100%			
	Location: The	roughout The Building					
Thermoplastic	30%		2044	* *	1		
Thermoplastic	40%		2024	\$36,200	1		

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

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

Asset #: 977

Electrical	(Current Repair		Futur	e Replacement	M		
System Component Type		ail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2022	\$26,300	5	\$200	
Locally Mounted	20%			2037	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,600	LIFE	* *	5	\$500	
			ent : Moderate, .	Area Affe	ected : 100%			
	Location:	Water Main	ı					
	Explanatio	n : Corrode	d					
Lighting								
Interior Lighting								
Fluorescent	97%			2019	\$51,800	10	\$7,500	
			ent : Moderate, .	Area Affe	ected : 100%			
		_	t The Building					
	Explanatio	n : T-12 La	mps					
Incandescent	3%			2019	\$3,600	2		
Egress Lighting								
Emergency, Battery	75%			2024	\$9,500	10	\$1,500	
Exit, Service	25%			2029	* *	1		
Exterior Lighting								
HID	70%			2019	\$107,300	10	\$100	
HID	30%			2029	* *	10		
Alarm								
Fire/Smoke Detection								
Generic	100%			2019	\$420,300	1-3	\$22,400	

echanical		Current R	epair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating								
Energy Source								
Campus Steam	100%			2044	* *	1		
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Building	15					
	Explana	tion : From	New Power Plant					
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2027	\$5,800	5	\$500	
Steam								
Distribution								
Steam Piping/Pump	100%			2024	\$65,400	4	\$400	
	On Extend	ed Life, Ext	ent : Moderate, Ar	ea Affec	ted : 100%			
	Location	: Steam An	d Condensate Reti	rn Pipir	ig Are Beyond The	ir Useful	Life Cycle Limit	
Terminal Devices								
Convector/Radiator	100%			2022	\$88,500	1	\$2,700	
	On Extend	led Life, Ext	ent : Moderate, Ar	ea Affec	. ,		. ,	
	Location	: The Stear	n Radiators Are Be	yond 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 Re	pair	Futur	e Replacement	M		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%		2028	* *	2		
Window/Wall Unit	35%		2019	\$6,700	1		
No Component	60%		2017	ψ0,700	1		
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,700	
Exhaust Fans						7 - 7, 7 - 7	
Interior	80%		2024	\$8,300	2	\$200	
Roof	20%		2024	\$1,500	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	On Extended Life, Extended Location: Sanitary P						
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
	On Extended Life, Exte						
	Location : Storm Pipi			-			
	Other Observation, Ext Location : Perimeter	Of The Building					
	Explanation : Leaders	s And Gutters Do	wn To C	ast Iron Pipping B	elow Gra	ade	
Sump Pump(s)							
Submersible	100%		2018	\$7,500	4	\$2,500	
Fixtures							
Generic	100%						
Fire Suppression Standpipe							
Generic	100% Recent Replace Evident Location : Next To Sta	_	2044 Area Affe	* * ected : 100%	1-5	\$4,200	

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

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

Page: 474

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$48,300	
Total	\$48,300	
Importance Code A	\$48,300	
Total	\$48,300	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$49,000	\$5,800	\$100	
Interior Architecture	\$10,200		\$300	
Electrical	\$8,200	\$50,200		
Mechanical	\$700	\$3,900	\$900	\$600
Total	\$68,000	\$59,900	\$1,400	\$600
Importance Code A	\$49,400	\$6,300	\$500	\$400
Importance Code B	\$9,100	\$53,600	\$900	\$200
Importance Code C	\$9,600			
Total	\$68,000	\$59,900	\$1,400	\$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 12-BALLET OFFICES & STUDIOS Asset #: 979

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,700	
Copper/Terne	5%		4.0.000	2044	* *	10	\$1,300	
Masonry: Brick	85%		\$30,800	LIFE	**	5	\$9,100	
		ietration, E i : Southeas	xtent : Severe, Are t Corner	a Affecte	a : 15%			
Masonry: Limestone	5%	Now	\$6,600	LIFE	* *	5	\$400	
			l, Extent : Moderai	te, Area A	Affected : 10%			
	Location	ı : West Fa	cade					
Windows								
Aluminum	10%			2040	* *	5	\$200	
Glass Block	5%		\$1,000	LIFE	* *	5	\$100	
	_	roken/Crac ı : East Fac	ked, Extent : Mode ade	erate, Are	ea Affected : 10%			
Wood	85%	4+	\$48,300	2049	* *	5	\$7,700	
	Deteriora	ted Finish, 1 : Through	Extent : Moderate,		fected : 50%		1.7.	
		Inefficient : Through	Extent : Moderate	e, Area Ą	ffected : 50%			
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$900	
Masonry: Limestone	50%	Now	\$10,600	LIFE	* *	5	\$1,100	
	_	Crumbling, 1 : Cornice	Extent : Moderate	, Area A	ffected : 5%			
	Jnt Morta	r Miss/Eroc	l, Extent : Moderai	te, Area A	Affected : 25%			
	Location	: Cornice						
Roof								
Built-Up (BUR)	35%			2024	\$6,900	10	\$1,400	
Copper/Terne	60%			2039	* *	10	\$5,800	
Skylight, Metal/Glass	5%			2034	* *	10	\$600	
Interior								
Floors								
Carpet	10%			2023	\$9,700	3	\$1,000	
Cast in Place Concrete	20%			LIFE	* *	5	\$3,000	
Quarry Tile	20%			2037	* *	5	\$2,000	
Terrazzo	50%			LIFE	* *	5	\$2,700	
Interior Walls	0.0		40.400			_	44 400	
Plaster	80%		\$9,600	LIFE	* *	5	\$1,600	
	_	_	Extent : Severe, A t, Second Floor O		rted : 15%			
		ling, Extent 1 : Staircase	: Moderate, Area ?	Affected	: 15%			
			xtent : Severe, Are Floor Office	a Affecte	d : 10%			
SGFT/Glazed Masonry	20%			LIFE	* *			

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

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

\$100

\$3,600

5

5

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS Asset #: 979

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	0-2	\$600	2029	* *	5	\$200	
	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Dance S	tudio					

LIFE

LIFE

Electrical		Current Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2044	* *	5	\$100	
Transformers							
Liquid Filled	100%		2022	\$17,600	5		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2044	* *	5	\$100	
Raceway							
Conduit	90%		2024	\$13,900	1		
Conduit	10%		2044	* *	1		
Panelboards							
Fused Disc Sw	10%		2023	\$1,700	5		
Molded Case Bkrs	20%		2040	* *	5		
Molded Case Bkrs	70%		2023	\$11,700	5	\$100	
Wiring							
Braided Cloth	40%	2-4 \$8,100	2049	* *	1		
		Aged, Extent: Moderate, Ar	ea Affecte	ed : 100%			
	Location	a: Throughout The Building					
Thermoplastic	50%		2024	\$10,200	1		
Thermoplastic	10%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%		2022	\$32,900	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	98%		2019	\$28,400	10	\$4,100	
		servation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Throughout The Building					
	Explana	tion: T-12 Lamps					
Incandescent	2%		2019	\$1,300	2		
Exterior Lighting							
Incandescent	100%		2019	\$16,300	2		

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

Exposed Concrete

Plaster

10%

85%

 $[\]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 SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS

Asset #: 979

Mechanical	Current Re	pair Fu	ture Replacement	N	laintenance	
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Yes	ar Estimated Cos Y	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	400-	• 0.0				
Natural Gas	100%	203	*	* 1		
Conversion Equipment	1.00/	20.	11 *	* 1	#200	
Hot Water Boiler	10% Recent Installation, Ext	204 ant: Light Arag Affac	+1	* 1	\$200	
	Location : Basement I	-	tea . 10070			
	Other Observation, Ext		ted : 100%			
	Location : Basement 1	-	. 10070			
	Explanation : Serves					
Steam Boiler	90%	202	29 *	* 1	\$4,100	
2	Other Observation, Ext				+ 1,- 2 2	
	Location: Boiler Roo	-				
	Explanation: 1 Gas F	ired Steam Boiler				
Distribution						
Hot Wtr Piping/Pump	10%	204		-		
Steam Piping/Pump	90%	203	84 *	* 4	\$300	
Terminal Devices	0.004	• 0.0	. a		44.000	
Convector/Radiator	90%	202		1	\$1,300	
Fan Coil Unit/Heat	10%	202	24 \$7,60	0 1	\$200	
Air Conditioning Energy Source						
Electricity	100%	203	**	* 1		
Conversion Equipment	10070	20.	,2			
Window/Wall Unit	20%	201	9 \$2,10	0 1		
No Component	80%		,			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIF	E *	* 2-5	\$2,500	
Exhaust Fans	40	• 0.0				
Roof	10%	202	24 \$40	0 2		
No Component	90%					
Plumbing H/C Water Piping						
Brass/Copper	100%	203	84 *	* 1		
Water Heater	10070	20.	, 1			
Gas Fired	100%	201	9 \$1,20	0 2	\$100	
Sanitary Piping			. , -		· · · · ·	
Cast Iron	100%	LIF	*E *	* 1		
Storm Drain Piping						
Cast Iron	100%	LIF	*E *	* 1		
Fixtures						
Generic	100%					

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

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

Page: 478

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$333,200	\$74,300
Electrical	\$112,400	\$329,900
Mechanical		\$46,800
Total	\$445,600	\$451,100
Importance Code A	\$333,200	\$74,300
Importance Code B	\$112,400	\$376,800
Total	\$445,600	\$451,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$43,300			
Interior Architecture	\$68,300	\$2,600	\$200	
Electrical	\$8,400	\$1,200	\$600	\$500
Mechanical	\$7,000	\$11,500	\$8,900	\$7,000
Total	\$126,900	\$15,300	\$9,800	\$7,600
Importance Code A	\$44,100	\$1,000	\$800	\$800
Importance Code B	\$49,700	\$14,300	\$9,000	\$6,800
Importance Code C	\$33,200			
Total	\$126,900	\$15,300	\$9,800	\$7,600



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 #: 980

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
erior					
Exterior Walls					
Cast in Place Concrete	5% Now \$7,500 Cracking/Crumbling, Extent: Moderat Location: East Facade - Walkway Pr Water Penetration, Extent: Moderate, Location: East Facade - Walkway Pr	rojecting From Facade Area Affected : 10%	5	\$5,900	
Masonry: Brick	90% Now \$215,800 Cracking/Crumbling, Extent: Severe, A Location: South Facade Jnt Mortar Miss/Erod, Extent: Severe, Location: South Facade Vertical Cracks, Extent: Severe, Area L Location: South Facade	Area Affected : 10%	5	\$21,400	
Masonry: Limestone	5% Now \$28,900 Cracking/Crumbling, Extent: Moderat Location: South Facade Jnt Mortar Miss/Erod, Extent: Moderat Location: South Facade, Throughout	ute, Area Affected : 10%	5	\$900	
Windows					
Wood	100% Now \$68,600 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	
Parapets					
Cast Stone/Terra Cotta Masonry: Brick	90% 10% Now \$6,900 Water Penetration, Extent : Moderate, Location : Various Locations Throug.	==	5 5	\$74,300 \$1,100	
Roof					
Asphalt Shingle	75% Now \$48,800 Gut/DS Non Func/Miss, Extent: Severe Location: Throughout Loose Units, Extent: Moderate, Area A Location: Main Roof Water Penetration, Extent: Moderate, Location: Over Restrooms	Affected : 15%			
Modified Bitumen	15%	2024 \$27,600	10	\$4,200	
Skylight, Metal/Glass	10%	2034 **	10	\$9,400	

Interior

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

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

Asset #: 980

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	2%			2023	\$6,600	3	\$700	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	
Ceramic Tile	5%			2033	* *	5	\$1,200	
Panel/Paver: Cer/Brk	3%			2032	* *	5	\$1,600	
Quarry Tile	15%			2029	* *	5	\$5,200	
Wood	70%			2052	* *	5	\$30,600	
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$600	
Plaster	95%	Now	\$32,900	LIFE	* *	5	\$3,300	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 20%			
	Location	n : Main Ha	ıll, Backstage Area	Offices				
	Water Per	netration, E	xtent : Severe, Ared	a Affecte	d : 25%			
	Location	n : Main Ha	ıll, Backstage Area	, Offices				
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$2,100	2037	* *	5	\$600	
	Broken/M	issing Elem	ients, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	ı : Restroon	ns					
	_	Discoloring, 1 : Restroon	, Extent : Moderate ns	, Area Ą	ffected : 15%			
		netration, E 1 : Restroon	extent : Moderate, A ns	Area Affe	cted : 15%			
Plaster	95%	0-2	\$32,400	LIFE	* *	5	\$13,900	
	Cracking/	Crumbling,	Extent : Moderate all Corridor		ffected : 15%	-	7-2,5	
		ling, Exteni n : Main Ha	: Moderate, Area I all	Affected	: 10%			
	Water Per		xtent : Moderate, A	Area Affe	cted : 15%			

lectrical	Current Repair	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$400	
	Other Observation, Extent : Mo	oderate, Area Affected	d: 100%			
	Location : Electrical Room					
	Explanation: One 600 Amps	Main Diasconnect Sv	vitch			
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	
•	Other Observation, Extent : Mo	oderate, Area Affected	d: 100%			
	Location : Outside					
	Explanation: One 13.8 Kva 4	!80hv-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$400	

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

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

Asset #: 980

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Raceway							
Conduit	100%		2034	* *	1		
Panelboards							
Fused Disc Sw	10%		2032	* *	5		
Molded Case Bkrs	90%		2032	* *	5	\$300	
Wiring Braided Cloth	40% 2-4		2049	**	1		
	Insulation Aged, Exte Location : Through		Affecte	d : 100%			
TTI 1 .:			2024	* *	1		
Thermoplastic	60%		2034	* *	1		
Motor Controllers	400				_	4100	
Locally Mounted	100%		2029	* *	5	\$100	
Ground							
Grounding Devices	1000/			ate ate	_	Φ200	
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting	5 0/		2024	* *	10	¢700	
Fluorescent	5%		2034		10	\$700	
	T-8 Lamps And Fixtu Location: Corridor	•					
Fluorescent	40%		2024	\$114,300	10	\$5,700	
	Other Observation, E		ea Affe	cted : 100%			
	Location: Kitchen	And Office					
	Explanation: T-12	Lamps					
Incandescent	55%		2024	\$157,100	2	\$200	
Egress Lighting							
Emergency, Battery	40%		2032	* *	10	\$1,500	
Exit, Service	60%		2032	* *	1		
Exterior Lighting							
HID	100%		2024	\$58,500	10		
Alarm							
Fire/Smoke Detection							
No Component	30%						
Generic	70%		2019	\$112,400	1-3	\$6,000	

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$7,700	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Boiler Room - First Floor					
	Explanation: 1 Gas Fired Hot Water	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 #: 980

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
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$800	
Terminal Devices	10070					<u> </u>	4000	
Air Handler	50%			2024	\$46,800	1	\$4,800	
Convector/Radiator	45%			2029	* *	1	\$2,300	
Fan Coil Unit/Heat	5%			2024	\$13,000	1	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Reciprocating	100%			2029	* *	1	\$7,200	
Compr/Chiller	0.1. 01			1.00	1000/			
			Extent : Light, Area	Affected	: 100%			
		i : Ground						
Distribution	Explana	tion: Unit	Mounted On Exteri	or Slab				
Distribution Chilled Wtr Pine/Pump	100%			2044	* *	4	\$800	
Chilled Wtr Pipe/Pump Terminal Devices	100%			2044		4	\$800	
Air Handler/Cool/Ht	100%			2029	* *	1	\$9,600	
Ventilation	10070			2027		1	Ψ2,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,700	
Exhaust Fans								
Interior	100%			2029	* *	2	\$500	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	* *	1		
		-	ent, Extent : Light,	Area Affe	ected : 20%			
-	Location	ı : Through	out					
Water Heater	500 /			2022	¢1 200	4	ф100	
Electric	50%		T. I. A	2022	\$1,300	4	\$100	
			Extent : Light, Area Floor Mechanical F		: 100%			
			Serves Rest Rooms	Koom				
C F: 1		tion : Unit	serves Kesi Kooms	2022	#2.000		¢100	
Gas Fired	50%	amundian E	Extent : Light, Area	2022	\$2,000	2	\$100	
		servanon, E 1 : Kitchen	xieni : Ligni, Area	Ајјестеа	: 30%			
			Serves Kitchen					
Sanitary Piping	Елріини	uon . Onti	serves Bullien					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			LHL				
Cast Iron	100%			LIFE	* *	1		
Cust II on	100/0					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.

Page: 483

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset #: 980

Mechanical	Current Rep	air Fu	uture Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Ye		nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Backflow Preventer							
No Component	80%						
Generic	20%	20	29	* *	1	\$200	
	Other Observation, Exte	nt : Light, Area Affed	cted : 100	%			
	Location: Boiler Room	n					
	Explanation: Unit Ser	ves Boiler Only					
Fixtures							
Generic	100%						
Fire Suppression							
Chemical System							
Generic	100%	20	22	\$29,100	1-3	\$50,600	

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$67,600			
Interior Architecture	\$12,300			\$300
Electrical	\$200	\$500	\$300	\$200
Mechanical	\$200	\$100	\$200	\$100
Total	\$80,300	\$600	\$500	\$600
Importance Code A	\$67,700		\$100	
Importance Code B	\$11,900	\$600	\$300	\$600
Importance Code C	\$600			
Total	\$80,300	\$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.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Asset #: 989

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	400		_	** 400	
Stucco Cement	100% 4+ \$17,700 Staining/Discoloring, Extent: Moderate	2029 ** Arag Affected : 25%	5	\$3,400	
	Location: Throughout	Area Affectea . 2570			
Windows	U				
Steel	50% Now \$8,800	2040 **	5	\$1,700	
	Corrosion/Rusting, Extent : Moderate, A	rea Affected : 25%			
	Location : Throughout				
	Thermally Inefficient, Extent : Moderate	Area Affected : 50%			
	Location: Throughout	A CC 1 . FOO/			
	Unit Inoperable, Extent: Moderate, Area Location: Throughout	и Ајјестеа : 50%			
	Other Observation, Extent: Moderate, A	rea Affected : 100%			
	Location: Throughout	rearyjeetea : 10070			
	Explanation : Stained Glass				
Steel	50% Now \$15,500	2049 **	5	\$1,700	1
	Broken/Missing Elements, Extent: Seven	e, Area Affected : 20%			
	Location: Throughout				
	Corrosion/Rusting, Extent: Severe, Area	Affected : 25%			
	Location: Throughout				
	Thermally Inefficient, Extent: Moderate	Area Affected : 100%			
	Location: Throughout	a Affactad . 500/			
	Unit Inoperable, Extent : Moderate, Area Location : Throughout	i Affectea . 30%			
Parapets					
Cast Stone/Terra Cotta	5% Now \$1,000	LIFE **	5	\$300	
	Broken/Missing Elements, Extent: Mode	rate, Area Affected : 25%			
	Location: Coping				
	Other Observation, Extent : Moderate, A	rea Affected : 100%			
	Location: Coping	a and			
16 . 15 . 1	Explanation: Component Is Actually C			ф1 200	
Metal Rail	25% Now \$5,300 Broken/Missing Elements, Extent: Mode		5	\$1,300	1
	Location: Balconies	raie, Area Affectea . 25/0			
	Corrosion/Rusting, Extent: Severe, Area	Affected : 25%			
	Location : Balconies				
	Deteriorated Finish, Extent: Moderate,	Area Affected : 100%			
	Location: Balconies				
Stucco Cement	70% Now \$1,400	2029 **	5	\$700	
	Cracking/Crumbling, Extent: Moderate,	Area Affected : 10%			
	Location: Throughout				

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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG Asset #: 989

Architecture Current Repair Future Replacement Maintenance System Year Estimated Cost | Cycle Estimated Cost | Priority Fail Date Estimated Cost Component

Component Type	Total (Years)	FY		(Yrs)		
xterior		•	•			
Roof						
Clay Tile	Gut/DS Non Func/Miss, Exte Location : Throughout Water Penetration, Extent : S	Severe, Area Affected : 10%				
	Location: Valley Between					
Copper/Terne	5% Now Miss/Damaged Flashings, Ex Location: Over Circular S Water Penetration, Extent: S Location: Over Circular S	tair Severe, Area Affected : 25%				1
Roll Roofing	10% Now Seams Open/Split, Extent: M. Location: Over Second Flo Water Penetration, Extent: I Location: Over Office Area Worn/Eroded, Extent: Mode Location: Over Second Flo	oor Moderate, Area Affected : 1 a rate, Area Affected : 50%		5	\$200	
nterior	Location : Over Second I to	701				
Floors						
Carpet	20% Now Poor Subfloor Evident, Exter Location: Second Floor Uneven Substrate, Extent: M Location: Second Floor Wrinkling, Extent: Moderate Location: Second Floor	loderate, Area Affected : 1.		3	\$1,000	
Ceramic Tile	5%	2033	* *	5	\$200	
Terrazzo	45%	LIFE	* *	5	\$1,200	
Wood	30%	2052	* *	5	\$1,900	
	Recent Replace Evident, Exte Location : First Floor Offic		75%		. ,	
Interior Walls						
Gypsum Board	10%	LIFE	* *	5	\$200	
Plaster	5% Now Broken/Missing Elements, Established Location: Spiral Stair			5		
	Water Penetration, Extent : S Location : Spiral Stair	Severe, Area Affected : 50%	ío			
Plaster	85%	LIFE	* *	5	\$700	

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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG Asset #: 989

Architecture		Current Repair			e Replacement	M		
System Component Type		Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2029	* *	5	\$1,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location:	First Floo	r					
	Cracking/Crumbling, Extent: Severe, Area Affected: 15%							
	Location :	First Floo	r					
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location:	First Floo	r					
Exposed Struc: Wood	50%			LIFE	* *			
Plaster	10%	Now	\$1,500	LIFE	* *	5	\$200	
	Cracking/C	rumbling, I	Extent : Moderate	, Area A	ffected : 15%			
	Location:	Transport	ation Office Seco	nd Floor				
	Water Pene	tration, Ext	ent : Moderate, A	rea Affe	cted : 15%			

Location: Transportation Office Second Floor

Electrical	Current Repair	Future Replace	ment	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$100	
	Other Observation, Extent : Mod	derate, Area Affected : 100	%			
	Location: Garage					
	Explanation: One 600 Amps I	Main Disconnect Switch				
Transformers						
Liquid Filled	100%	2029	* *	5		
	Other Observation, Extent : Mod	derate, Area Affected : 100	%			
	Location: Outside					
	Explanation: One 13.8 Kva 48	80hv-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$100	
Raceway						
Conduit	100%	2034	* *	1		
Panelboards						
Fused Disc Sw	5%	2032	* *	5		
Molded Case Bkrs	95%	2032	* *	5	\$100	
Wiring						
Thermoplastic	100%	2034	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	* *	5		
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	

Lighting

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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG Asset #: 989

Electrical	Current Repair	Current Repair Future Replacemen		Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	75%	2024	\$18,500	10	\$1,500			
	Other Observation, Extent : Moder	ate, Area Affec	ted : 100%					
	Location : Offices							
	Explanation: T-12 Lamps							
Incandescent	25%	2024	\$6,200	2				
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: 1st Floor							
	Explanation: Chandeliers							
Egress Lighting								
Emergency, Battery	40%	2029	* *	10	\$200			
Exit, Service	60%	2029	* *	1				
Exterior Lighting								
HID	100%	2024	\$14,700	10				
Alarm								
Fire/Smoke Detection								
Generic	100%	2029	* *	1-3	\$2,200			

Mechanical	Current	Repair	Future Replacement Maintenance			aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		
Conversion Equipment							
Heat Pump	100%		2028	* *	2	\$700	
	Other Observation,	Extent : Light, Area A	ffected	: 100%			
		imeter Of The Buildir	ıg				
<u> </u>	Explanation: 3 He	eat Pumps					
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Split Unit	100%		2032	* *			
Terminal Devices							
Fan Coil - Cool/Heat	100%		2032	* *	1	\$700	
Ventilation							
Exhaust Fans							
Wall Unit	20%		2032	* *	2		
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater							
Gas Fired	100%		2023	\$600	2		

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

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

Page: 489

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Asset #: 989

Mechanical	Current Repair	Current Repair Future Replacement	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priorit
lumbing			
Sanitary Piping			
Cast Iron	100%	LIFE **	1
Storm Drain Piping			
Cast Iron	100%	LIFE **	1
	Other Observation, Extent: Light, Are	ea Affected : 100%	
	Location : Leaders And Gutters On I	Perimeter Of The Roof	
	Explanation: Leaders And Gutters	Run Into Cast Iron Piping Be	low Grade
Fixtures			
Generic	100%		

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

Page: 490

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$213,200	
Interior Architecture		\$271,900
Electrical		\$44,100
Total	\$213,200	\$316,000
Importance Code A	\$213,200	
Importance Code B		\$316,000
Total	\$213,200	\$316,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$36,000	\$1,700		
Interior Architecture	\$800	\$400		
Electrical		\$200		
Mechanical	\$300	\$10,200	\$700	\$300
Total	\$37,100	\$12,400	\$700	\$300
Importance Code A	\$36,200	\$8,800	\$200	\$200
Importance Code B	\$900	\$3,700	\$500	\$100
Importance Code C				
Total	\$37,100	\$12,400	\$700	\$300



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

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

Asset #: 981

chitecture		Current	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior										
Exterior Walls										
Stucco Cement	97%		\$65,100	2029	**	5	\$12,600			
	_	_	Extent : Moderate	, Area A	ffected : 25%					
		ı : Through	out : : Moderate, Area I	A CC 4 - 1	. 250/					
		ung, Extent 1 : Through		Ајјестеа	: 25%					
		_		Area A	ffected : 35%					
	Staining/Discoloring, Extent: Moderate, Area Affected: 35% Location: Throughout									
		_	xtent : Light, Area	Affected	. 25%					
		ı : Through	_	2,5,00000	. 20,0					
Wood	3%		\$18,200	2044	* *	5	\$800	1		
11 00 u					1: 25%	J	φοσο			
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25% Location : Protruding Beams									
			: Severe, Area Affe	ected : 2.	5%					
	Location	ı : Protrudi	ng Beams							
Windows										
Steel	100%		\$105,900	2049	* *	5	\$10,000	1		
		_	nents, Extent : Seve	re, Area	Affected : 35%					
		ı : Through								
			Extent : Severe, Ared	a Affecte	d : 25%					
		ı: Through			. cc 1 200/					
	_		ked, Extent : Sever	e, Area A	Affected: 20%					
		ı : Through	oui , Extent : Moderate	Anna A	ffeeted , 1000/					
	-	ı : Through		, Area A	jjeciea . 100%					
		_	oui Extent : Moderate, A	Area Affa	octed : 100%					
		ı : Through		1700 21990	cica : 10070					
		tion : Stain								
Parapets	r · · · ·									
Cast in Place Concrete	5%			LIFE	* *	5	\$400			
Stucco Cement	60%	Now	\$3,000	2029	* *	5	\$700			
	Cracking/	Crumbling,	Extent: Moderate	, Area Ą	ffected : 25%					
		ı : Through								
			igs, Extent : Moder	ate, Are	a Affected : 25%					
	Location	ı : Through	out							
Wood Cornice	35%		\$4,200	2034	**	5	\$1,800			
		_	ients, Extent : Mod	erate, Ar	rea Affected : 25%					
		ı : Through		A CC . 1	250/					
	-		: Moderate, Area	Affected	: 25%					
	Locaitoi	ı : Through	Oui							

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

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

Asset #: 981

Architecture		Current F	Repair	Future Replacement		ture Replacement Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Roof									
Asphalt Shingle	80%	Now	\$42,200	2039	* *				
Asphalt Shingle			Extent : Moderate		ffected · 35%				
	_	: Through		, 11, 00, 11,	yeerea : 5570				
			ss, Extent : Modero	ate. Area	Affected : 25%				
		: Through		,	33				
			: Moderate, Area	Affected	: 35%				
		: Through							
Built-Up (BUR)	15%	Now	\$10,500	2034	* *				
1 (- 7	Blisters, Ex	tent : Mod	lerate, Area Affecte						
	Location	: Over Fir.	st Floor						
	Water Pene	etration, E	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	: Over Fir.	st Floor						
			: Moderate, Area A	Affected	: 25%				
	Location	: Over Fir.	st Floor						
Copper/Terne	5%			2039	* *	10	\$1,700		
nterior									
Floors						_			
Wood	100%			2027	\$271,900	5	\$13,900		
Interior Walls	5.5 0.				* *	_	Φ2 200		
Gypsum Board	75%			LIFE	* *	5	\$2,200		
Plywood/Hardboard	25%			LIFE	* *				
Ceilings	1.00/			2020	* *	-	¢700		
AcousTileSusp.Lay-In	10%			2029	* *	5	\$700		
Exposed Struc: Wood Plywood/Hardboard	80% 10%	0-2	\$800	LIFE 2034	* *	1			
r iywood/ maiddoaid			\$600 xtent : Light, Area			1			
	Location		_	пурестеи	. 15/0				

lectrical	Current Repair	Future Repl	lacement	M		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$200	
	Other Observation, Extent: Moderate	e, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: One 400 Amps Main	Disconnect Switch	ı			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$200	
Raceway						
Conduit	100%	2034	* *	1		
Panelboards						
Fused Disc Sw	5%	2032	* *	5		
Molded Case Bkrs	95%	2032	* *	5	\$100	

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

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

Asset #: 981

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts						
Wiring						
Thermoplastic	100%	2034	* *	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	20%	2024	\$11,000	10	\$900	
	Other Observation, Extent: Modera	ate, Area Affecte	d: 100%			
	Location : Office					
	Explanation: T-12 Lamps					
Incandescent	80%	2024	\$44,100	2	\$100	
Egress Lighting						
Emergency, Battery	50%	2024	\$3,700	10	\$600	
Exit, Service	50%	2024	\$400	1		
Exterior Lighting						
Incandescent	100%	2024	\$21,100	2		

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

	-	
Н	leatir	ıσ

Energy Source

Terminal Devices

Under Construction 100%

Other Observation, Extent: Light, Area Affected: 0%

Location: Basement

Explanation: Former Oil Tank Has Been Removed - Facility Awaiting Approval For New

* *

\$800

Gas Installation

Conversion Equipment
Furnace 100% 2019 \$6,700 1 \$2,400

Not in Service, Extent: Moderate, Area Affected: 100%

Location: Boiler Room, Unit To Be Replaced Once Gas Service Becomes Available

Fan Coil Unit/Heat 50% 2029
Other Observation, Extent: Light, Area Affected: 100%

Location : Auditorium

Explanation: Electric Unit Heater

	No Component	50%
Air Con	ditioning	
	α -	

All Collaboling					
Energy Source					
Electricity	100%	2032	* *	1	
Conversion Equipment					
Window/Wall Unit	20%	2019	\$2,300	1	
No Component	80%				

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 #: 981

Mechanical	Current Re	epair Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIF	E **	2-5	\$2,800	
lumbing						
H/C Water Piping						
Galv Iron/Steel	100%	202	2 \$16,400	1		
	On Extended Life, Exte	ent : Moderate, Area Aff	ected : 100%			
	Location : The Dome	stic Hot And Cold Wate	r Piping Is Beyond U	Jseful Lif	e Cycle Limit	
Water Heater						
Electric	100%	201	9 \$900	4		
Sanitary Piping						
Cast Iron	100%	LIF	E **	1		
	On Extended Life, Exte	ent : Moderate, Area Afj	ected : 100%			
	Location: The Sanita	ary Piping Is Beyond Us	eful Life Cycle Limit			
Fixtures						
Generic	100%					

Page: 495

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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

Importance Code

Total

Total	\$17,300	\$50,200	\$17,300	\$16,900
Importance Code C		\$700		
Importance Code B	\$16,400	\$13,500	\$15,700	\$16,000
Importance Code A	\$900	\$35,900	\$1,600	\$900
Total	\$17,300	\$50,200	\$17,300	\$16,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$11,800	\$6,600	\$7,000	\$11,400
Electrical	\$1,500	\$2,800	\$1,500	\$1,500
Interior Architecture		\$2,100	\$4,100	
Exterior Architecture		\$34,700	\$700	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



Maintenance \$ are aggregated over a ten-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	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls					
Cast in Place Concrete	20%	LIFE **	5	\$29,200	
Cast Stone/Terra Cotta	5%	LIFE **	5	\$11,400	
Masonry: Brick	75%	LIFE **	5	\$21,900	
Windows			_		
Wood	98%	2049 **	5	\$69,500	
	Recent Repair Evident, Extent: Ligh Location: Throughout, 2012	t, Area Affected : 100%			
Wood	2%	2040 **	5	\$1,400	
	Other Observation, Extent : Moderat	te, Area Affected : 100%			
	Location : First Floor Office				
	Explanation: Stained Glass Windo	ws			
Parapets					
Cast Stone/Terra Cotta	60%	LIFE **	5	\$21,200	
Masonry: Brick	30%	LIFE **	5	\$1,400	
	Recent Repair Evident, Extent : Ligh Location : Throughout, 2012	t, Area Affected : 25%			
Masonry: Limestone	10%	LIFE **	5	\$600	
Roof					
Clay Tile	90%	2044 **	10	\$24,100	
	Recent Repair Evident, Extent : Ligh Location : Throughout, 2012	t, Area Affected : 75%			
Skylight, Metal/Glass	10%	2044 **	10	\$8,900	
nterior					
Floors	2004	0006 0110 000	2	Φ1 2 400	
Carpet	30% Recent Replace Evident, Extent : Lig Location : Throughout, 2012	2026 \$118,000 ht, Area Affected : 100%	3	\$12,400	
Cast in Place Concrete	40%	LIFE **	5	\$24,200	
Vinyl Tile	20%	2034 **	3	\$2,100	
·	Recent Replace Evident, Extent: Lig Location: Throughout, 2012	ht, Area Affected : 100%			
Wood	10%	2052 **	5	\$5,200	
Wood	Recent Repair Evident, Extent: Ligh Location: Throughout, 2012		3	ψ3,200	
Interior Walls					
Ceramic Tile	5%	2039 **	5	\$1,400	
	Recent Replace Evident, Extent : Lig Location : Throughout, 2012			. ,	
Gypsum Board	5%	LIFE **	5	\$800	
Gypsuin Board	Recent Replace Evident, Extent: Lig Location: Throughout, 2012		3	ψουσ	
Diagtor		I IFF **	5	\$7.600	
Plaster	90% Recent Replace Evident, Extent: Lig Location: Throughout, 2012	LIIL	5	\$7,600	

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 #: 982

Architecture	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	5%	2044	* *	5	\$1,400	
	Recent Replace Evident, Extent : Lig. Location : Throughout, 2012	ht, Area Affected : I	100%			
Exposed Concrete	10%	LIFE	* *	5	\$400	
•	Recent Repair Evident, Extent : Light Location : Throughout, 2012	t, Area Affected : 10	00%			
Plaster	85%	LIFE	* *	5	\$14,700	
	Recent Replace Evident, Extent : Lig. Location : Throughout, 2012	ht, Area Affected : I	100%		,	

Electrical	Current Repair	Future Rep	olacement	М	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2054	* *	5	\$500			
	Other Observation, Extent : Me	oderate, Area Affected .	100%					
	Location : Electrical Room							
	Explanation: One 600 Amps	Main Disconnect Swite	ch - Recent In	stallatio	ı			
Transformers								
Liquid Filled	100%	2044	* *	5	\$100			
	Other Observation, Extent : Me	oderate, Area Affected :	100%					
	Location : Outside							
	Explanation : One 13.8 Kva 4	180hv-208/120lv - Rece	ntly Installed					
Switchgear / Switchboard								
Molded Case Bkrs	100%	2054	* *	5	\$500			
Panelboards								
Fused Disc Sw	5%	2049	* *	5				
Molded Case Bkrs	95%	2049	* *	5	\$500			
Wiring								
Thermoplastic	100%	2054	* *	1				
Motor Controllers								
Locally Mounted	100%	2044	* *	5	\$100			
Ground								
Grounding Devices		_						
Generic	100%	LIFE	* *	5	\$300			
Lighting								
Interior Lighting								
Fluorescent	90%	2034	* *	10	\$15,200			
		Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Throughout The B	uilding						
	Explanation: T-8 Lamps							
Fluorescent	10%	2034	* *	10	\$1,700			
	T-5 Lamps And Fixtures, Exten		ected : 100%					
	Location: Lobby And Hallwo	ıy						

Maintenance \$ are aggregated over a ten-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	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	\$2,200	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	100%			2034	* *	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2034	* *	1	\$3,800	
Fire/Smoke Detection								
Generic	100%			2034	* *	1-3	\$12,400	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2054	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$9,100	
	Other Observation, Extent: Ligh Location: Boiler Room	t, Area Affected	: 100%			
	Explanation: 2 Gas Fired Hot	Water Roilers				
Distribution	Expression . 2 Gus I sieu Hot	mater Doners				
Hot Wtr Piping/Pump	100%	2049	* *	4	\$900	
Terminal Devices	10070	2017		•	Ψ	
Air Handler	20%	2034	* *	1	\$2,300	
7 III Transfer	Other Observation, Extent : Ligh		: 100%	•	Ψ2,300	
	Location : Basement Mechanic		. 100,0			
	Explanation : Heat Recovery V		Observed			
Fan Coil Unit/Heat	80%	2034	* *	1	\$4,800	
Tun Con Cing Heat	Other Observation, Extent : Ligh		: 100%	•	φ 1,000	
	Location: Ceiling Plenum	., 11.00.11,),00.00	. 10070			
	Explanation : Fan Powered Bo.	xes With Reheat	Coil Observed			
Air Conditioning	Zispramanien v 1 am 1 e wei ea Zei.	100 // 1111 110110001				
Conversion Equipment						
Reciprocating	100%	2034	* *	1	\$8,600	
Compr/Chiller					, -,	
1	Other Observation, Extent : Ligh	t, Area Affected	: 100%			
	Location : Adjacent To Building					
	Explanation : Air Cooled Chille	er With Plate An	d Frame Heat Exc	hanger (Observed	
Distribution				**		
Chilled Wtr Pipe/Pump	100%	2054	* *	4	\$1,400	
Ventilation						
Exhaust Fans						
Not Accessible	100%					

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

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

Asset #: 982

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2054	* *	1		
Water Heater						
Gas Fired	100%	2024	\$4,800	2	\$300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
No Component	80%					
Generic	20%	2034	* *	1	\$200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Liga	ht, Area Affected : 100%				
	Location: B, 1, 2					
	Explanation : 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2054	* *	1-2	\$5,200	
Chemical System						
Generic	100%	2024	\$29,100	1-3	\$55,000	

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

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

Page: 500

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$145,700	\$51,500
Interior Architecture		\$285,500
Electrical		\$146,500
Total	\$145,700	\$483,500
Importance Code A	\$145,700	\$51,500
Importance Code B		\$232,600
Importance Code C		\$199,400
Total	\$145,700	\$483,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$50,000	\$8,300		
Interior Architecture	\$20,700	\$8,000	\$58,700	
Electrical	\$4,500	\$700	\$1,200	\$800
Mechanical	\$1,800	\$2,000	\$2,000	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,000	\$22,900	\$65,800	\$6,000
Importance Code A	\$50,500	\$8,800	\$700	\$500
Importance Code B	\$9,800	\$14,100	\$65,100	\$5,500
Importance Code C	\$20,700			
Total	\$81,000	\$22,900	\$65,800	\$6,000



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

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

Asset #: 13435

Architecture	Curre	Current Repair		Replacement	M	aintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	100/ 37	Φ20,000	2011	* *				
Copper/Terne	10% Now	\$29,900 , Extent : Moderate, A	2044 rea Affect					
	Location : West		, ea 1155 ee.	ca . 2070				
		ing, Extent : Moderate	, Area Afi	fected : 20%				
	Location : West	0.	, 33					
Stucco Cement	90% 4+	\$81,700	2029	* *	5	\$15,800		
	Staining/Discolor	ing, Extent : Light, Ar	ea Affecte	d: 25%				
	Location : Throi	ighout						
Windows					_			
Aluminum	50%		2032	* *	5	\$2,000		
Wood	50% Now	1 - 7	2049	**	5	\$10,200		
	Dry Rot/Decay, Extent: Moderate, Area Affected: 25%							
	Location: First Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : First Floor							
		r 1001 ent : Moderate, Area	Affactad .	50%				
	Location : First		Ајјестеи .	3070				
Parapets								
Copper/Terne	100%		2044	* *	5	\$12,700		
Roof								
Clay Tile	70% Now	,	2044	* *				
	Water Penetration, Extent: Moderate, Area Affected: 10%							
		Southeast Corridor						
Copper/Terne	5%		2039	* *	10	\$1,900		
Sloped Glazing	25%		LIFE	* *	5	\$51,500		
nterior								
Floors Carpet	25%		2025	\$56,700	3	\$6,000		
Carpet		vident Frtent · Light			3	\$0,000		
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Second Floor, 2012							
Carpet	25%	· · · · · · · · · · · · · · · · · · ·	2020	\$56,700	3	\$6,000		
Ceramic Tile	25%		2027	\$86.100	5	\$4,000		
Ceramic Tile	25%		2039	**	5	\$4,000		
		vident, Extent : Light,		cted : 100%		, ,		
	Location : Secon	_						

Maintenance \$ are aggregated over a ten-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 I	Repair	Future Replacement		nt Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls						_		
Ceramic Tile	U	0-2 Crumbling, a : Boiler R	\$19,900 , Extent : Moderate coom	2027 e, Area Aj	\$199,400 ffected : 15%	5	\$3,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$600	
Gypsum Board	45%			LIFE	* *	5	\$4,400	
			ent, Extent : Light, Floor, 2012	Area Affe	ected : 75%			
Plaster	5%	Now	\$700	LIFE	* *	5	\$200	
	_	Crumbling, 1 : Boiler R	, Extent : Moderate oom	, Area Aj	ffected : 15%			
Ceilings								
AcousTileSusp.Lay-In	50%			2044	* *	5	\$8,000	
			ent, Extent : Light, Floor, 2012	Area Affe	ected : 100%			
	Location	: Second I	Extent : Moderate, 1 Floor nous Panels	Area Affe	cted : 25%			
Ceramic Tile	10%			LIFE	* *	5	\$1,000	
Gypsum Board	10%			LIFE	* *	5	\$2,000	
•			ent, Extent : Light, Floor, 2012	Area Affe	ected : 50%			
Plaster	30%			LIFE	* *	5	\$3,000	

ectrical	Current Repair	Future Rep	lacement	M	aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2050	* *	5	\$300	
	Other Observation, Extent: Mode	rate, Area Affected :	100%			
	Location: Electrical Room					
	Explanation: One 400 Amps Ma	in Disconnect Switc	h			
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	
	Other Observation, Extent: Mode	rate, Area Affected :	100%			
	Location : Outside					
	Explanation: One 13.8 Kva 480.	hv-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2050	* *	5	\$300	
Raceway						
Conduit	50%	2034	* *	1		
Conduit	50%	2050	* *	1		

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

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

Asset #: 13435

Electrical	Curre	ent Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2032	* *	5		
Molded Case Bkrs	30%		2032	* *	5	\$100	
Molded Case Bkrs	60%		2046	* *	5	\$200	
Wiring							
Braided Cloth	20% 2-4	. ,	2049	* *	1		
	Insulation Aged,	Extent : Moderate, Are	a Affecte	ed : 100%			
	Location : Base	rment					
Thermoplastic	30%		2034	* *	1		
Thermoplastic	50%		2050	* *	1		
Motor Controllers							
Locally Mounted	100%		2041	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	50%		2024	\$97,600	10	\$4,900	
	Other Observation Location: 1st f. Explanation: 7		Area Affe	ected : 100%			
Fluorescent	50%	12 Lamps	2032	* *	10	\$4,900	
riuorescent		ixtures, Extent : Mode			10	\$4,900	
	Location : 2nd		aie, Are	a Ajjeciea . 100%			
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$1,300	
Exit, Service	50%		2032	* *	1		
Exterior Lighting							
HID	100%		2024	\$48,800	10		
Alarm							
Fire/Smoke Detection							
Generic	100%		2032	* *	1-3	\$7,200	

Mechanical	Curren	Current Repair Future Replace		e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		

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

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

Asset #: 13435

Mechanical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	50%	2032	* *	1	\$2,600	
	Recent Installation, Extent : Light, Area	Affected: 100%				
	Location: Next To Building					
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Ceiling	G 151 4				
	Explanation: Gas Furnace Units Serv					
Hot Water Boiler	50%	2041	* *	1	\$2,600	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Basement					
	Explanation : Hydronic Loop Serves I	First Floor Only				
Distribution	500/	LIEE	* *	2.5	ф2 0 00	
Ductwork/Diffusers	50%	LIFE	**	2-5	\$3,000	
Hot Wtr Piping/Pump	50%	2032	**	4	\$300	
Terminal Devices	1000/	2020	* *	1	¢2.400	
Convector/Radiator	100%	2029		1	\$3,400	
Air Conditioning						
Energy Source Electricity	100%	2032	* *	1		
Conversion Equipment	10070	2032		1		
Split Unit	50%	2032	* *			
Spiit Oilit	Recent Installation, Extent : Light, Area					
	Location: Ceiling	11,1,000000 1 10070				
Window/Wall Unit	10%	2022	\$2,400	1		
No Component	40%	2022	φ2,400	1		
Terminal Devices	40/0					
Fan Coil - Cool/Heat	100%	2032	* *	1	\$3,400	
Plumbing	10070	2032		1	ψ3,π00	
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		
HW Heat Exchanger						
Low Temp	100%	2050	* *	4	\$1,600	
Sanitary Piping					* *	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Light, Area	$A f\!f\!ected: 100\%$				
	Location : Perimeter Of The Building					
	Explanation: Leaders And Gutters					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: B-2					
	Explanation: 1 Unit					

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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
No Component	50%						
Generic	50%		2044	* *	1-5	\$2,700	

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,079,200	
Interior Architecture		\$62,800
Electrical	\$60,200	
Mechanical		\$140,600
Total	\$1,139,500	\$203,500
Importance Code A	\$1,079,200	
Importance Code B	\$60,200	\$203,500
Total	\$1,139,500	\$203,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$63,500			\$800
Electrical	\$2,800	\$31,500		
Mechanical	\$1,700	\$16,200	\$2,000	\$1,700
Total	\$68,000	\$47,700	\$2,000	\$2,500
Importance Code A	\$1,300	\$1,400	\$1,300	\$1,300
Importance Code B	\$38,700	\$46,300	\$800	\$1,200
Importance Code C	\$28,100			
Total	\$68,000	\$47,700	\$2,000	\$2,500



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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset #: 983

Architecture	Current Repair			Futur	e Replacement	М		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_		
Masonry: Brick		Now	\$858,300	LIFE	**	5	\$25,500	
	_	_	Extent : Moderate	, Area Aj	ffected: 25%			
	Location :	_	oui !, Extent : Severe, 1	Anna Affa	atad , 750/			
	Location :			неи Ајје	ciea . 7576			
		_	om ere, Area Affected	. 50%				
	Location :			. 5070				
		_	xtent : Moderate, A	rea Affe	cted : 50%			
	Location :			irea rijje	cica . 5070			
Windows								
Wood	100%	Now	\$132,500	2049	* *	5	\$21,200	
	Deteriorate	d Finish, I	Extent : Moderate,	Area Afj	fected : 50%			
	Location:	Through	out					
			Extent: Moderate	, Area Ą	ffected : 50%			
	Location:	_						
	•		: Moderate, Area	Affected	: 50%			
	Location :	Through	out					
Roof	1000/	.	ΦΩΩ 4ΩΩ	2020	* *			
Asphalt Shingle	100%	Now	\$88,400	2039				
	Location :	_	Extent : Moderate	, Area Aj	ijeciea : 50%			
		_	ss, Extent : Moder	ate Area	Affected . 25%			
	Location :			<i>11</i> 0, 11100	Angreeica : 2570			
		_	: Moderate, Area I	Affected	. 50%			
	Location :			-55				
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$4,100	
Ceramic Tile	5%			2027	\$20,500	5	\$900	
Vinyl Tile	35%			2024	\$62,800	3	\$3,300	
Under Construction	50%							
Interior Walls	500/		Φ20.100	LIDE	ale ale	_	Ф1 000	
Plaster		Now	\$28,100	LIFE	* * **********************************	5	\$1,900	
	Location :	_	Extent : Severe, A	ен Ајјес	iea . 5070			
			Extent : Severe, A	rea Affec	eted : 50%			
	Location :			ieu Ajjel	лен . 50/0			
			xtent : Moderate, A	rea Affe	cted · 25%			
	Location:				2.04. 20/0			
Under Construction	50%							
Chaci Construction	3070							

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Plaster	50% Now	\$34,600	LIFE	* *	5	\$4,900	
	Cracking/Crumbling, I Location: Basement		55	ted : 35%			
		, 33		1 500/			
	Staining/Discoloring, Location: Basement		rea Affeci	ted : 50%			
	Water Penetration, Ex. Location : Police Of	*	Area Affec	eted : 10%			
Under Construction	50%	, ree Zuroom					

Electrical		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$400	
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Basemen						
	Explana	tion : One 4	100 Amps Main Dis	sconnect	Switch			
Switchgear / Switchboard								
Fused Knife Sw	10%	2-4	\$2,700	2054	* *	5		
			tent : Moderate, Ai	rea Affec	rted : 100%			
		: Basemen	t					
Molded Case Bkrs	90%			2024	\$24,500	5	\$300	
Raceway								
Conduit	55%			2024	\$2,300	1		
Under Construction	45%							
Panelboards								
Fused Disc Sw	5%			2023	\$400	5		
Molded Case Bkrs	50%			2023	\$4,200	5	\$200	
Under Construction	45%							
Wiring								
Thermoplastic	55%			2024	\$5,000	1		
Under Construction	45%							
Motor Controllers								
Locally Mounted	100%			2022	\$16,000	5	\$100	
Ground								
Grounding Devices						_		
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting	= = 0.			2010	4.7 000	10	φ.ς. 1 00	
Fluorescent	55%	,· -		2019	\$17,000	10	\$6,400	
			xtent : Moderate, A	area Affe	естеа : 100%			
		_	out The Building					
		tion : T-12	Lamps					
Under Construction	45%							

Maintenance \$ are aggregated over a ten-year period. Site specific 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	# -	a	ያን
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Electrical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	30%		2019	\$5,700	10	\$900	
Exit, Service	30%		2019	\$1,100	1		
Under Construction	40%						
Exterior Lighting							
HID	100%		2019	\$60,200	10		

lechanical	Current Repair	Futur	e Replacement	Maintenance			
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating							
Energy Source							
Natural Gas	100%	2034	* *	1			
Conversion Equipment							
Steam Boiler	100%	2037	* *	1	\$12,500		
Distribution							
Steam Piping/Pump	100%	2024	\$98,500	4	\$600		
	On Extended Life, Extent : M						
	Location : Steam And Con	densate Return Pipir	ig Are Beyond Use	ful Life (Cycle Limit		
Terminal Devices							
Convector/Radiator	100%	2029	* *	1	\$4,100		
ir Conditioning							
Energy Source							
Electricity	100%	2040	* *	1			
Conversion Equipment							
Window/Wall Unit	50%	2019	\$14,500	1			
No Component	50%						
umbing							
H/C Water Piping							
Galv Iron/Steel	100%	2022	\$42,100	1			
	On Extended Life, Extent : I						
	Location : Domestic Hot A	nd Cold Water Pipir	ig Are Beyond Use	ful Life (Cycle Limit		
Water Heater							
Gas Fired	100%	2022	\$3,300	2	\$200		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
	On Extended Life, Extent : M						
	Location : Sanitary Piping	Is Beyond Useful Li	fe Cycle Limit				
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location : Around The Per	imeter Of Building R	Poof				
	Explanation: Leaders And	l Gutters To Cast Iro	n Piping Below Gr	rade			
Fixtures							
Generic	100%						

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

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

Print Date: 16-Sep-2016 HEALTH AND HOSPITALS CORP. - FY 2017

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

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,300	\$700		
Interior Architecture				
Electrical		\$100		
Mechanical	\$2,000	\$300	\$400	\$300
Total	\$4,400	\$1,000	\$400	\$300
Importance Code A	\$2,500	\$900	\$200	\$200
Importance Code B	\$1,800	\$100	\$200	\$100
Importance Code 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 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	5% 0-2	\$2,300	LIFE	* *	5	\$900	
	Cracking/Crumblin	ng, Extent : Moderate	, Area Aj	fected : 15%			
	Location: Building	ng Base					
	Spalling, Extent: N	Ioderate, Area Affect	ed : 15%	Ó			
	Location: Building	ng Base					
Masonry: Brick	85%		LIFE	* *	5	\$3,200	
Window Wall	10%		2044	* *	5	\$1,400	
Roof							
Built-Up (BUR)	100%		2024	\$21,300	10	\$4,200	
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$6,900	
Interior Walls							
Cast in Place Concrete	35%		LIFE	* *			
Concrete Masonry Unit	65%		LIFE	* *	5	\$500	
Ceilings			•				
Exposed Concrete	90%		LIFE	* *	5	\$300	
Exposed Struc: Steel	10%		LIFE	* *			

Current Repair	Future Rep	lacement	M	aintenance	
% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2054	* *	5	\$100	
Other Observation, Extent: Mode	rate, Area Affected :	100%			
Location: Mechanical Room					
Explanation: One 200 Amps Mo	ain Disconnect Switch	ı			
100%	2029	* *	5		
Other Observation, Extent: Mode	rate, Area Affected :	100%			
Location : Outside					
Explanation : One 13.8 Kva 480	hv-208/120lv				
100%	2034	* *	1		
5%	2032	* *	5		
65%	2049	* *	5		
30%	2032	* *	5		
	-				
35%	2034	* *	1		
65%	2054	* *	1		
22.2					
70%	2022	\$5,600	5		
30%	2041	**	5		
	% of Total (Years) 100% Other Observation, Extent: Mode Location: Mechanical Room Explanation: One 200 Amps Mode Location: One 200 Amps Mode Location: Outside Explanation: One 13.8 Kva 480 100% 5% 65% 30%	100% 2054 2054 2064 2074 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 20754 2	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost FY 100% 2054 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Mechanical Room Explanation: One 200 Amps Main Disconnect Switch 100% 2029 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Outside Explanation: One 13.8 Kva 480hv-208/120lv 100% 2034 ** 5% 2032 ** 65% 2049 ** 30% 2032 ** 465% 2054 ** 70% 2022 \$5,600	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5			
Lighting							
Interior Lighting							
Fluorescent	80%	2034	* *	10	\$1,500		
	T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%						
	Location: Throughout						
HID	20%	2034	* *	10			
Egress Lighting							
Emergency, Service	80%	2024	\$1,800	1			
Exit, Service	20%	2024	\$100	1			
Exterior Lighting							
HID	100%	2024	\$9,900	10			

Mechanical	Current Repair Future Replacement		Ma						
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
Interruptible Gas/Dual Fuel	100%			2044	*	* *	1		
	Other Obse	Other Observation, Extent : Light, Area Affected : 100%							
	Location	Location : Underground Vault							
	Explanati	ion : (2) 25	,000 Gallon Tanks	7					
Conversion Equipment									
Steam Boiler	100%			2029	>	* *	1	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location	: Power Pl	ant						
	Explanati	ion : 3 Unii	ts						
Distribution									
Steam Piping/Pump	100%			2034	*	* *	4	\$200	
Terminal Devices									
Fan Coil Unit/Heat	100%	0-2	\$1,800	2024	\$35,0	00	1	\$600	
		_	it : Moderate, Ared						
	Location	: Boiler Ro	oom, 2 Of 6 Defect	ive Unit	Heaters				
Ventilation									
Exhaust Fans									
Wall Unit	100%			2024	\$3,5	00	2	\$100	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2044	*	* *	1		
HW Heat Exchanger									
Low Temp	100%			2044	*	* *	4	\$200	
Sanitary Piping									
Cast Iron	100%			LIFE	*	* *	1		

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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$496,500	\$73,900
Interior Architecture	\$439,100	\$46,600
Electrical	\$91,400	\$250,600
Mechanical		\$365,000
Total	\$1,027,100	\$736,100
Importance Code A	\$496,500	\$73,900
Importance Code B	\$408,500	\$615,600
Importance Code C	\$122,000	\$46,600
Total	\$1,027,100	\$736,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$17,300	\$11,600	\$400	
Interior Architecture	\$1,500		\$89,600	
Electrical	\$1,600	\$58,700	\$1,200	\$1,600
Mechanical	\$800	\$20,400	\$1,500	\$800
Total	\$21,200	\$90,800	\$92,700	\$2,500
Importance Code A	\$17,300	\$11,900	\$400	
Importance Code B	\$3,900	\$78,800	\$92,300	\$2,500
Importance Code C				
Total	\$21,200	\$90.800	\$92.700	\$2,500



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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 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
Exterior								
Exterior Walls	0.50/	N	¢101 400	2020	* *	5	¢25 100	
Stucco Cement	Location	Crumbling, 1 : South Fo	\$181,400 Extent : Moderate acade, North Facad Extent : Moderate	le	ffected : 5%	5	\$35,100	
	Location	ı : Through	out					
Wood	Location	issing Elen 1 : Dormers				5	\$3,700	
		ted Finish, 1 : Dormers	Extent : Moderate,	Area Afj	fected : 25%			
Windows								
Aluminum	10%			2040	* *	5	\$900	
Wood	ood 90% Now \$242,600 2049 ** 5 \$38, Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Location Split/Crac	ı : Through	t : Moderate, Area					
Parapets Copper/Terne	100%			2044	* *	5	\$17,900	
Roof							•	
Clay Tile	Location	issing Elen 1 : Through						
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A	ffected : 15%			
Copper/Terne	5%			2039	* *	10	\$2,700	
Skylight, Metal/Glass	5%			2034	* *	10	\$3,600	
Interior Floors								
Carpet	20%			2020	\$84,900	3	\$8,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$3,300	
Ceramic Tile	10%			2033	* *	5	\$3,000	
Vinyl Tile	45%			2029	* *	3	\$5,000	
Wood	20%		\$131,600	2052	* *	5	\$5,600	
		ted Finish, 1 : Third Fl	Extent : Severe, Ar oor, Stairs	ea Affect	ted : 50%			
		ded, Extent ı : Third Fl	: Severe, Area Affo oor, Stairs	ected : 50	0%			

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

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

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
nterior								
Interior Walls								
Ceramic Tile	5%			2027	\$46,600	5	\$1,500	
Gypsum Board	15%			LIFE	* *	5	\$2,700	
Plaster	75%	Now	\$122,000	LIFE	* *	5	\$6,800	
		ssing Elem : Third Flo	ents, Extent : Seve	re, Area	Affected : 35%			
	Water Pen		xtent : Severe, Ared	a Affecte	d : 25%			
Wood	5%			LIFE	* *	5	\$6,100	
Ceilings								
AcousTileSusp.Lay-In	15%			2037	* *	5	\$4,500	
Plaster	85%	Now	\$185,500	LIFE	* *	5	\$15,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 35% Location : Third Floor							
		etration, E : Third Flo	xtent : Moderate, A oor	Area Affe	cted : 25%			

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
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2044	* *	5	\$600	
	Other Observation, E Location : Electrica		rea Affe	ected : 100%			
	Explanation: One	800 Amps Main Dis	connect	Switch			
Transformers							
Liquid Filled	100%		2029	* *	5	\$100	
	Other Observation, E	Extent : Moderate, A	rea Affe	ected : 100%			
	Location: Outside						
<u> </u>	Explanation: One	13.8 Kva 480hv-208	8/120lv				
Switchgear / Switchboard							
Molded Case Bkrs	100%		2044	* *	5	\$600	
Raceway							
Conduit	100%		2034	* *	1		
Panelboards							
Fused Disc Sw	5%		2032	* *	5		
Molded Case Bkrs	95%		2032	* *	5	\$500	
Wiring							
Thermoplastic	100%		2034	* *	1		
Motor Controllers							
Locally Mounted	100%		2029	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	

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.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset # : 978

Asset # : 978								
Electrical	Current Repair	Future Replaceme	ent N	laintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated (FY	Cost Cycle (Yrs)		Priority			
Lighting								
Interior Lighting								
Fluorescent	95%	2029	* * 10	\$17,400				
	Other Observation, Extent : Moderat	, 33						
	Location : Throughout The Building	g						
	Explanation: T-12 Lamps							
Incandescent	5%	2019 \$18,	300 2					
Egress Lighting								
Emergency, Battery	50%	2019 \$15,	000 10	\$2,400				
Exit, Service	50%	2019 \$3,	700 1					
Exterior Lighting								
HID	100%	2019 \$91,	400 10	\$100				
Alarm								
Fire/Smoke Detection								
Generic	100%	2024 \$250,	600 1-3	\$13,800				
Mechanical	Current Repair	Future Replaceme	ent N	laintenance				
System Component	% of Fail Date Estimated Co Total (Years)	st Year Estimated (FY	Cost Cycle (Yrs)		Priority			

Mechanical	Current Repair		Future Replacement		Maintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		
	Other Ob.	servation, E	Extent : Light, Area	Affected	! : 100%			
		ı : Building						
	Explana	tion : From	New Power Plant					
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2027	\$13,800	5	\$1,200	
Steam								
Distribution								
Steam Piping/Pump	100%			2024	\$155,100	4	\$1,000	
		-	tent : Moderate, Ai					
	Location	ı : Steam Pı	iping Is Beyond Use	eful Life	Cycle Limit			
Terminal Devices								
Convector/Radiator	100%			2022	\$209,900	1	\$6,400	
			tent : Moderate, Ai					
	Location	ı : The Stea	m Radiators Are B	eyond Th	heir Useful Life Cy	cle Limit		
air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2019	\$18,300	1		
No Component	60%							
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
		-	tent : Moderate, Ai					
			nestic Hot And Cold	l Water I	Distribution Piping	Are Bey	ond Their Useful	
	Life Cyc	le 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.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Mechanical	Current Repa	r Future Rep	lacement	Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estin	nated Cost	Cycle Estimated Cos (Yrs)	Priority			
Plumbing								
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
	On Extended Life, Extent :	Moderate, Area Affected: 1	100%					
	Location: Sanitary Pipir	ng Is Beyond Useful Life Cyc	ele Limit					
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Storm Piping Is Beyond Useful Life Cycle Limit							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Perimeter Of	on : Perimeter Of The Building Down To Cast Iron Piping Below Grade.						
	Explanation : Copper Le	aders And Gutters						
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%	2044	* *	1-5 \$5,000				

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : HHC0015.31B / 4370 Yr Built/Renovated : 1996 /

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

Date of Survey : 25-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture				
Electrical				
Total				
Importance Code A				
Importance Code B				

Total



HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION

Current Repair		Futur	Future Replacement		Maintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2037	* *	10	\$1,600	
100%		LIFE	* *	5	\$1,500	
	% of Far Total (Y	% of Total (Years) Fail Date Estimated Cost (Years)	% of Total Fail Date Estimated Cost FY FY 100% 2037	% of Total (Years) Estimated Cost FY 100% 2037 **	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2037 ** 10	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 100% 2037 ** 10 \$1,600

Electrical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	3		
	Other Observation, Extent : Moderat	e, Area Affecteo	d: 100%			
	Location : Outside					
	Explanation: Two 1200 Amps					
Transformers						
Liquid Filled	100%	2029	* *	3		
	Other Observation, Extent : Moderat	e, Area Affected	d: 100%			
	Location : Outside					
	Explanation: Thirteen 15.5 Kva 48	0hv-208/120lv				
Feeders						
Not Accessible	100%					
Raceway						
Not Accessible	100%					
Under 600 Volts						
Raceway						
Conduit	100%	2034	* *	1		
Panelboards						
Molded Case Bkrs	100%	2032	* *	5		
Wiring						
Thermoplastic	100%	2034	* *	1		
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$5,000	10	\$400	
	Other Observation, Extent: Moderat	e, Area Affected	d: 100%			
	Location: Throughout The Shed					
	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: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,400	\$10,500	\$2,300	
Interior Architecture	\$300		\$4,700	
Electrical	\$600	\$700	\$700	\$600
Mechanical	\$800	\$800	\$1,300	\$800
Total	\$17,100	\$12,000	\$9,000	\$1,400
Importance Code A	\$15,400	\$10,500	\$2,300	
Importance Code B	\$1,700	\$1,500	\$6,200	\$1,400
Importance Code C			\$600	
Total	\$17,100	\$12,000	\$9,000	\$1,400



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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset #: 64

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	70%		LIFE	* *	5	\$11,800	
Window Wall	30%		2044	* *	5	\$19,000	
Windows	= 0		• 0 4 0	de de	_		
Aluminum	70% Other Observation, E Location : Through Explanation : Stain	out	2040 Area Affe	* * cted : 100%	5	\$4,600	
Aluminum	30%		2049	* *	5	\$2,000	
	Recent Replace Evide Location : Greenho	_	Area Affe	ected : 100%		. ,	
Roof							_
Clay Tile	40% Recent Repair Evider Location: Through	_	2044 rea Affec	* * cted : 50%	10	\$9,400	
Copper/Terne	5%		2052	* *	10	\$3,000	
Modified Bitumen	50%		2034	* *	10	\$11,800	
	Recent Replace Evide Location : Through		Area Affe	ected : 100%			
Sloped Glazing	5% Now Water Penetration, E Location : Over Cha	_	LIFE Affected	* *	5	\$15,700	
Interior Floors							
Ceramic Tile	5%		2033	* *	5	\$600	
Panel/Paver: Cer/Brk	25%		2040	* *	5	\$6,400	
Vinyl Tile	70% Recent Replace Evide Location : Corridon	_	2029 Area Affe	* * ected : 50%	3	\$3,000	
Interior Walls							
Folding Partition	5%		2040	* *	5	\$1,100	
Masonry: Brick	95%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	25%		2037	* *	5	\$3,100	
Exposed Struc: Wood	60%		LIFE	* *	_	** • • • •	
Gypsum Board	15% Recent Repair Evider	at Frient · Light A	LIFE	** rted : 100%	5	\$2,400	
	Location : Corridor		, cu rijjet				

Electrical		Current R	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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$200	

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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset #: 64

Electrical	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
Under 600 Volts						
Raceway						
Conduit	100%	2034	* *	1		
Panelboards						
Molded Case Bkrs	100%	2032	* *	5	\$200	
Wiring						
Thermoplastic	100%	2034	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	40%	2024	\$7,400	10	\$2,800	
	T-5 Lamps And Fixtures, E. Location : Throughout	xtent : Moderate, Are	a Affected : 100%			
Fluorescent	10%	2032	* *	10	\$700	
	T-8 Lamps And Fixtures, E. Location: Greenhouse	xtent : Moderate, Are	a Affected : 100%			
Incandescent	50%	2024	\$22,000	2	\$100	
Egress Lighting						
Emergency, Service	50%	2024	\$2,100	1		
Exit, Service	50%	2024	\$1,100	1		
Exterior Lighting						
HID	100%	2024	\$31,900	10		
Alarm						
Security System						
No Component	50%					
Generic	50%	2032	* *	1	\$1,400	
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$4,700	

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)		Priority
Heating						
Energy Source						
HTHW/HW	100%	2034	* *	1		
	Other Observation, Extent : Light, Are	a Affected : 10	00%			
	Location : Hallway					
	Explanation: Hot Water Piping Fron	n Robitzek Bu	ilding			
Terminal Devices						
Air Handler	90%	2024	\$34,300	1	\$3,500	
Convector/Radiator	10%	2029	* *	1	\$200	

Air Conditioning

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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Mechanical	Current Repa	air Futi	ıre Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
District C.W.	100%	2034		1		
	Other Observation, Exten		d : 100%			
	Location : Robitzek Bui	_				
	Explanation : Chilled V	Vater From Main Chil	lers			
Conversion Equipment						
Heat Pump	35%	2028		2	\$100	
	Other Observation, Exten		d : 35%			
	Location : Adjacent To	•				
	Explanation : The Heat	Pumps Serve The Gre	en House Portion O	f The Bu	ilding	
No Component	65%					
Terminal Devices						
Air Handler/Cool/Ht	100%	2024	\$10,500	1	\$3,900	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	**	2-5	\$3,500	
Exhaust Fans						
Interior	100%	2029	* *	2	\$200	
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2037	* *	1		
Water Heater						
Electric	100%	2023	\$1,100	4	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	**	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	**	1		
Fixtures						
Generic	100%					

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

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 23-Jun-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$213,700	
Interior Architecture		\$395,600
Electrical		\$266,600
Mechanical		\$402,700
Total	\$213,700	\$1,064,900
Importance Code A	\$213,700	
Importance Code B		\$669,300
Importance Code C		\$395,600
Total	\$213,700	\$1,064,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$49,700		_	_
Interior Architecture	\$4,700	\$7,000		
Electrical	\$400	\$700	\$600	\$400
Mechanical	\$10,900	\$5,900	\$7,700	\$10,300
Total	\$65,700	\$13,700	\$8,200	\$10,700
Importance Code A	\$49,700			
Importance Code B	\$16,000	\$13,700	\$8,200	\$10,700
Importance Code C				
Total	\$65,700	\$13,700	\$8,200	\$10,700



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

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

Asset #: 1002

Architecture	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cos ears)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	20%		LIFE	* *	5	\$7,800	
Weathering Steel		ow \$213,700		* *	1		
		tion, Extent : Moderate	, Area Affe	cted : 25%			
	Location : Th	•					
	Explanation .	: Gasketed Joints Erodi	ing				
Windows	1000/		20.42	ماد ماد	-	\$6.600	
Aluminum	100%		2042	* *	5	\$6,600	
Parapets	1.007		LIEE	ماد ماد	-	#100	
Masonry: Brick	10%	Φ.ς. 7.00	LIFE	* *	5	\$100	
Weathering Steel		ow \$6,500			1		
		tion, Extent : Moderate	e, Area Affe	ctea : 25%			
	Location: The	-	anata d				
Doof	Explanation .	: Soft Joints Are Deterio	oratea				
Roof Metal Panel	35% 4	l+ \$11,100	2039	* *			
Metai Fanei		ting, Extent : Moderate					
		Canted Returns, Lower		ciea . 2570			
C. I DI M. I				* *			
Single Ply Membrane		ow \$11,300					
		d, Extent : Moderate, A est Side Above Confere					
		=					
	_	l Flashings, Extent : Mo Pitch Pockets	oaeraie, Ar	ea Ajjeciea : 10%			
			Amon Affo	atad . 50/			
		tion, Extent : Moderate ver Auditorium At Pitcl			om.		
				* *	om ————		
Skylight, Metal/Glass		ow \$20,800					
		tion, Extent : Moderate	, Агеа Ађе	ctea : 10%			
<u> </u>	Location : At	Stair Towers					
terior							
Floors	35%		2025	\$139,200	3	\$16,000	
Carpet Terrazzo	20%		LIFE	\$139,200 **	<i>5</i>		
Vinyl Tile	45%		2031	* *	3	\$4,800 \$5,100	
Interior Walls	4370		2031		3	\$3,100	
Cast in Place Concrete	2%		LIFE	* *			
Fabric on Framing	10%		2027	\$395,600	5	\$1,900	
Gypsum Board	60%		LIFE	**	5	\$1,700	
Plaster	28%		LIFE	* *	5	\$3,200	
Ceilings	2070		LILE			Ψ3,200	
Gypsum Board	75% N	ow \$4,700	LIFE	* *	5	\$28,600	
Cypsum Doard		tion, Extent : Light, Are			5	Ψ20,000	
	Location : Ai			. = 0/0			
Diagtor			I IEE	* *	5	¢4 900	
Plaster	25%		LIFE	4- A	5	\$4,800	

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

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

Asset #: 1002

Electrical	Currer	nt Repair	Futur	e Replacement	M	aintenance	Priority
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Molded Case Bkrs	100%		2034	* *	5	\$600	
Wiring							
Thermoplastic	100%		2036	* *	1		
Lighting							
Interior Lighting							
Fluorescent	70%		2026	\$145,900	10	\$13,100	
HID	30%		2026	\$42,600	10	\$200	
Egress Lighting							
Exit, Service	100%		2031	* *	1		
Exterior Lighting							
HID	20%		2026	\$19,000	10		
No Component	80%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2026	\$78,200	1-3	\$4,500	

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Distribution							
Hot Wtr Piping/Pump	40%	2034	* *	4	\$600		
	Other Observation, Extent: Light	, Area Affected	: 100%				
	Location : Adjacent To Auditor	ium					
	Explanation: From Main Bldg						
Steam Piping/Pump	60%	2036	* *	4	\$600		
1 6 1	Other Observation, Extent : Light	, Area Affected	: 100%				
	Location : Adjacent To Auditori	ium					
	Explanation : From Main Bldg						
Terminal Devices							
Air Handler	60%	2026	\$67,300	1	\$7,600		
Fan Coil Unit/Heat	40%	2026	\$124,700	1	\$2,600		
Air Conditioning							
Distribution							
Chilled Wtr Pipe/Pump	100%	2046	* *	4	\$1,500		
	Other Observation, Extent: Light	, Area Affected	: 100%				
	Location : Adjacent To Auditori	um					
	Explanation: From Main Bldg						
Terminal Devices							
Air Handler/Cool/Ht	60%	2026	\$53,100	1	\$7,600		
Fan Coil - Cool/Heat	40%	2026	\$157,600	1	\$2,600		

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.

Mechanical	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
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,400	
Exhaust Fans							
Interior	100%		2031	* *	2	\$600	
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2039	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Chemical System							
Generic	100%		2024	\$26,700	1-3	\$55,000	

Print Date: 16-Sep-2016 **HEALTH AND HOSPITALS CORP. - FY 2017**

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 : 23-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,4,5,9,10

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$19,045,900	\$982,200
Interior Architecture	\$1,044,500	\$14,311,700
Electrical	\$1,001,400	\$14,763,900
Mechanical	\$6,196,100	\$21,731,500
Total	\$27,287,900	\$51,789,400
Importance Code A	\$19,045,900	\$1,111,100
Importance Code B	\$7,934,700	\$49,615,800
Importance Code C	\$307,300	\$1,062,500
Total	\$27,287,900	\$51,789,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$96,100			\$11,900
Interior Architecture			\$135,400	
Electrical	\$148,000	\$181,300	\$173,900	\$162,300
Mechanical	\$425,900	\$626,000	\$568,800	\$608,800
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$808,100	\$945,500	\$1,016,300	\$921,100
Importance Code A	\$195,300	\$99,200	\$99,200	\$113,400
Importance Code B	\$612,800	\$846,200	\$917,100	\$807,700
Total	\$808,100	\$945,500	\$1,016,300	\$921,100



 $[\]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.

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior	'									
Exterior Walls										
Copper/Terne	2%			2031	* *	10	\$11,900			
Masonry: Brick	25%	4+	\$39,200	LIFE	* *	5	\$63,600			
		Efflorescence, Extent: Moderate, Area Affected: 15%								
	Location : Various Locations Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%									
			r, Extent : Severe, A Entrance Due To (ratina				
Matal Danal	3%				**	5	¢14.200			
Metal Panel			\$1,100 Extent : Moderate	2036		3	\$14,300			
			Extent . Moderate Courtyard Areas	, лгеи д	<i>Jjeciea</i> . 3370					
Pre-Cast Concrete	5%			LIFE	* *	5	\$41,300			
Weathering Steel	45%	Now	\$1,570,300	LIFE	* *	1	φ+1,500			
Wednering Seer			Extent : Severe, Are		ed : 25%	•				
		i : Through		55						
			eted Joints Eroding Glass And Deterion			ng From	Corrosion Is			
Window Wall	20%		\$750,500	2036	**	5	\$95,400			
Willdow Wall			tent : Severe, Area		: 70%	J	Ψ/3,400			
	Location: Throughout									
	Caulking Deteriorated, Extent : Severe, Area Affected : 50%									
	Location	ı : West Wa	ll Of 10 Story Wing	g And Th	roughout					
	Water Per	ietration, E	xtent : Severe, Ared	a Affecte	d : 5%					
	Location	ı : East Sta	ir Near Entrance							
Windows										
Aluminum	88%	0-2	\$15,460,100	2051	* *	5	\$180,400			
	_	Deteriorate 1 : Through	d, Extent : Modera	ite, Area	Affected: 25%					
			oui ent : Light, Area A <u>f</u>	facted :	100%					
	-	i : Through		jecieu . I	10070					
		_	xtent : Moderate, A	Area Affe	cted : 10%					
		ı : South Fo		55						
Glass Block	2%			LIFE	* *	5	\$5,100			
Metal Louvers	10%			2029	* *	10	\$256,200			

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

Asset #: 2726

Architecture		Current Repair Future Replacement			M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,300		
Masonry: Brick	20%			LIFE	* *	5	\$4,700		
Metal Panel			\$27,600 Extent : Moderate, 2 out	2036 Area Affe	* * cted : 50%	5	\$6,800		
Metal Rail		_	\$12,700 Extent : Moderate, A Pockets And Botto		* * cted : 25%	5	\$33,100		
Metal: Cage/Fence		/Rusting, E	\$9,500 Extent : Moderate, A Courtyards	2031 Area Affe	* * cted : 50%	5	\$7,500		
Weathering Steel	Location	servation, E 1 : Lower W	\$23,700 Extent : Severe, Are Ving At West Side Voints Are Deterior		* * d : 50%	1			
Roof			40.400						
Cast in Place Concrete		netration, E	\$9,600 xtent : Severe, Are on Joint At Entrand						
IRMA/Protected Membrane	35% Broken Po		\$313,000 Extent: Moderate	2031	* * ffected : 15%				
	Broken Paver Blocks, Extent: Moderate, Area Affected: 15% Location: Perimeter Blocks Vegetation Growth, Extent: Moderate, Area Affected: 20%								
	Location	ı : Between	Paver Blocks And	At Roof	Drains				
			Extent : Light, Area	Affected	: 2%				
		ı: 10th Flo	·						
			Drains Leaking.						
Modified Bitumen Single Ply Membrane	_	Now Extent : Sev	\$11,800 vere, Area Affected t To Stair Core 6b		* * \$235,900 ry Wing	10	\$13,700		
		netration, E 1 : Stair Co	xtent : Moderate, 1 re 6b	Area Affe	cted : 5%				
Sloped Glazing			\$656,500 tent : Severe, Area out	LIFE Affected	**	5	\$365,700	1	
	Location	ı : Through	ed, Extent : Severe, out Extent : Moderate, 1						
			ird Floor, Spiral Si						

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 #: 2726

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$729,100	
		-	, Extent : Severe, A	rea Affec	cted : 25%			
			Floor Garage					
	•		Extent : Light, Area					
	Location	ı : At Floor	Drains In Fourth	Floor Ga	rage			
Ceramic Tile	5%			2022	\$1,651,300	5	\$83,300	
Quarry Tile	5%			2031	* *	5	\$125,000	
Terrazzo	5%			LIFE	* *	5	\$65,100	
Vinyl Tile	65%			2026	\$9,418,400	3	\$406,200	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$106,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$85,000	
Gypsum Board	65%	Now	\$117,200	LIFE	* *	5	\$828,700	
	Water Per	ietration, E	Extent : Moderate, A	rea Affe	cted : 2%			
	Location	ı : Third Fl	oor Near Recovery	Room,				
Masonry: Brick	5%	Now	\$84,700	LIFE	* *			
•	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı: East Sta	ir Near Main Entra	псе				
Plaster	15%	Now	\$52,300	LIFE	* *	5	\$95,600	
			Extent : Severe, Area		d: 2%		1 7	
	Location : A Corridor Block 1 And 3							
Ceilings								
AcousTile, Adhered	30%			2031	* *	5	\$500,000	
Exposed Struc: Steel	12%			LIFE	* *			
Exposed Struc: Steel	3%	Now	\$215,400	LIFE	* *			
•	Corrosion	/Rusting, E	Extent : Severe, Area	a Affecte	d:5%			
		n : Corruga ne Generato	ted Metal Decking or Room.	Rusted T	hrough Under Am	bulance i	Ramp, Visible	
Gypsum Board	30%			LIFE	* *	5	\$624,900	
Metal Panel	10%	Now	\$142,300	LIFE	* *	5	\$208,300	
		d/Bulging,	Extent : Moderate, r Parking Garage		ected : 25%		. ,	
	Water Per	netration, E	Extent : Light, Area	Affected	: 5%			
			st Corner Of 4th Fl					
Plaster	15%	Now	\$67,100	LIFE	* *	5	\$156,200	
- 10000			Extent : Moderate, A		cted : 5%	J	¥ 100,200	
			dor Block 1 And 3	33 -				

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

Under 600 Volts

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

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

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

Asset #: 2726

Electrical	Current Repair	Futur	e Replacement	Ma		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	60% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: Four 2500 Amp.	2026 Area Affe	\$128,900 ected: 100%	5	\$2,700	
Fused Disc Sw	40% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: Three 5000 Amp.	2046 Area Affe	* * ccted : 100%	5	\$1,800	
Transformers	Zispiananon i Tim ee e e e e e i zing.					
Dry Type	80% Other Observation, Extent: Moderate, A Location: Each Floor Explanation: Three 300 Kva	2031 Area Affe	* * cted : 100%	5	\$3,100	
Dry Type	20% Other Observation, Extent : Light, Area Location : Electrical Room Explanation : One 112.5 Kva. One 45 Kva For Fire Alarm.	2031 Affected	**	5	\$800	
Switchgear / Switchboard						
Fused Disc Sw	60%	2036	* *	5	\$2,700	
Fused Disc Sw	40%	2046	* *	5	\$1,800	
Raceway Conduit Conduit	90% 10%	2036 2046	* *	1 1		
Panelboards				_		
Fused Disc Sw	15%	2042	* *	5	\$3,600	
Fused Disc Sw	5%	2042		5	\$1,200	
Molded Case Bkrs Wiring	80%	2025	\$892,700	5	\$22,300	
Thermoplastic Thermoplastic	90% 10%	2036 2046	* *	1 1		
Motor Controllers Locally Mounted Locally Mounted	20% 10%	2024 2039	* *	5 5	\$1,400 \$700	
Motor Control Center	70%	2024	\$1,521,600	5	\$20,200	
Ground			+ -,5 - 1, 000		÷==0,==0	
Grounding Devices Generic	100% Other Observation, Extent: Light, Area Location: Flushing Ave. Water Main Explanation: Main Water Pipe	LIFE Affected	**	5	\$15,500	
Stand-by Power						
Transfer Switches Automatic	90%	2024		1	\$293,000	
Automatic	10%	2039	* *	1	\$32,600	

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

Asset #: 2726

Electrical	Current Repair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Generators	1000/	2022			ф.400 7 00		
Diesel	100% Other Observation, Extent: Moderate Location: Generator Room Explanation: Two 1500 Kw.	2022 e, Area Affeo	cted : 100%	1	\$409,700		
Batteries							
Lead/Acid	100%	2019	\$1,500	5	\$39,200		
Fuel Storage	5 00.	2024	de de	_	#102.200		
Day Tank	50% Other Observation, Extent : Light, Ar Location : Generator Room Explanation : Two 275 Gallons	2034 rea Affected	: 50%	5	\$103,300		
Main Tank	50% Other Observation, Extent: Light, Ar Location: Underground Explanation: 15000 Gallons	2041 rea Affected	* *	5	\$16,400		
Lighting							
Interior Lighting Fluorescent	93% Other Observation, Extent: Moderate Location: Throughout The Building		* * cted : 100%	10	\$949,700		
	Explanation: Mostly T-8 And T-5	2026	Φ1 210 200		φ1. 7 00		
Incandescent	7%	2026	\$1,310,200	2	\$1,700		
Egress Lighting Exit, Service	100%	2031	* *	1			
Exterior Lighting HID No Component	30% 70%	2036	* *	10	\$1,000		
Lightning Protection							
Arresters/Cabling							
Generic	100%	2029	* *	5	\$2,900		
Alarm Security System No Component Generic	25% 75% Other Observation, Extent : Light, Ar Location : Throughout Explanation : Fixed Cameras.	2026 ea Affected	\$2,454,900 : 100%	1	\$296,400		
Fire/Smoke Detection No Component Generic, Analog	25% 75% Other Observation, Extent : Light, Ar Location : Throughout Explanation : Addressable.	2026 rea Affected	\$8,404,000 : 75%	1-3	\$489,000		

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.

Mechanical		Current	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2-4	\$468,100	2046	* *	1		
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Boiler R		06.46		1 / 75	1 4 0	
	Explana Extende		000 Gallon Capacit	y Of #6 1.	n Underground 16	inks / Tai	iks Are On	
Conversion Equipment								
Heat Exchanger	20%			2035	* *	1	\$110,100	
Steam Boiler	80%			2031	**	1	\$882,100	
			Extent : Light, Area	Affected	: 100%			
		ı : Boiler R						
	Explana	tion : 3 Un	its					
Distribution	7. 00/	0.2	Φ 57.2 00	2024	* *		ф ол 400	
Hot Wtr Piping/Pump	50%		\$57,200	2034		4	\$27,400	
			loderate, Area Affe	ctea : 10	%			
	Location : Mechanical Room Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		_		Area Ajj	естеа : 20%			
			ical Spaces					
Steam Piping/Pump	50%	0-2	\$79,500	2036	* *	4	\$27,400	
			evere, Area Affecte	d: 20%				
			Boiler Room	4 4 6	2 . 1 200/			
			Extent: Moderate,	Area Aff	ected: 20%			
			ical Spaces	A CC .	1 20/			
		ıps Fauιτy, ι : Various	Extent : Light, Area	і Ајјестес	l : 2%			
m : 15 :	Locanor	i : various						
Terminal Devices Air Handler	50%			2021	\$2,060,500	1	\$244.200	
Convector/Radiator	20%			2021	\$3,069,500	1	\$344,300 \$71,900	
Fan Coil Unit/Heat	30%			2031		1 1	\$107,900	
Air Conditioning	30%			2020	\$5,114,500	1	\$107,900	
Energy Source								
Electricity	80%			2042	* *	1		
Steam/HW System	20%			2042	* *	1		
Swam/11 w System	۷0%			2030	•	1		

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

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

Asset #: 2726

Mechanical	Cur	ent Repair	Future	e Replacement	М	aintenance		
System Component Type	% of Fail l Total (Yes	Date Estimated Cars)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	20%		2022	\$750,800	1	\$241,000		
	Location: Boi	on, Extent : Light, A ler Room On Extended Life /		: 100%				
Centrifugal, Elec Chiller	R-134a Refriger	ant, Extent : Light, ller Plant 4 Units	2035 Area Affected	* *!	1	\$903,700		
Exterior Pkg Unit - Cooling	5% Other Observati	on, Extent : Light, 1	2026	\$262,800	2	\$3,400		
	Location: Var Explanation:	rious	Агей Ајјестей	. 10070				
Distribution Chilled Wtr Pipe/Pump	100% 0-: Corroded, Exter Location : Van	t : Light, Area Affe		* *	4	\$54,900		
Terminal Devices								
Air Handler/Cool/Ht	50%		2026	\$2,418,100	1	\$344,300		
Fan Coil - Cool/Heat	50%		2026	\$9,208,700	1	\$179,800		
Heat Rejection Remote Air Cond	5%		2026	\$340,100	2	\$38,800		
Water Cooling Tower	95%		2027	\$3,104,800	2	\$1,064,500		
Ventilation Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$620,900		
Exhaust Fans								
Interior		w \$125,9 nent, Extent : Sever ration Eliminators		\$1,258,600 red: 20%	2	\$27,300		
Plumbing								
H/C Water Piping Brass/Copper	100% No Leak Evident, E. Location : Van	xtent : Light, Area		**	1			
Water Heater Electric	Location : Me			\$1,800 : 10%	4	\$100		
N. C.		1 85 Gallon / 1 50 (Gallon					
No Component	99%							
HW Heat Exchanger High Temp	100%		2036	* *	4	\$110,100		

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

Mechanical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Sanitary Piping								
Cast Iron	100% Now	\$49,500	LIFE	* *	1			
	Leak Evident, Extent : Light, Area Affected : 10% Location : Various							
G. D. I D. I	Location : Various	S						
Storm Drain Piping	1000/ 0.2	\$217,000	LIDE	* *	1			
Cast Iron	100% 0-2 Corroded, Extent : I	\$317,900	LIFE		1			
Sump Pump(s)	Location : Parking	Guruge						
Rigid Piping	100%		2031	* *	4	\$2,500		
Sewage Ejector(s)	10070		2031		+	\$2,300		
Electric	100%		2026	\$11,300	4	\$2,500		
Backflow Preventer	100/0		2020	Ψ11,500	- T	Ψ2,500		
Generic Generic	100%		2026	\$110,400	1	\$68,200		
Fixtures	100/0		2020	ψ110,100		Ψ00,200		
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%		LIFE	* *				
Other Observation, Extent : Light, Area Affected : 100%								
Location: (9) 1-10 (4) 1-14								
Explanation: 13 Units (4 Units Serve Auditorium)								
Hydraulic	10%		LIFE	* *				
Other Observation, Extent : Light, Area Affected : 10%								
Location: 1-3								
	Explanation: 1 Ur	nit						
Fire Suppression								
Standpipe								
Generic	100%		2046	* *	1-5	\$561,400		
Sprinkler								
Generic	100%		2046	* *	1-2	\$311,900		
Fire Pump	400		2022			Φ207.00-		
Generic	100%		2029	* *	1	\$207,900		
Chemical System	1000/		2024	#26 7 6 6	1.0	# 55.000		
Generic	100%		2024	\$26,700	1-3	\$55,000		

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

15,600

15,600

23,100

HEALTH AND HOSPITALS CORP. - 819

Project: HEALTH & HOSPITALS CORP.

SEA VIEW HOSPITAL, REHAB CTR. BLDG 13

SEA VIEW HOSPITAL, REHAB CTR. BLDG 32

QUEENS HOSPITAL MODULAR 1

988

990

14830

CAPITAL		F)	7 2018 - 2021	FY 2022 - 2027				
Miscellar	neous Buildings		586,000			483,300		
EXPENSE		FY 2018	FY 2018 FY 2019		FY 2020	FY 2021		
Miscellaneous Buildings		59,400	26,200		29,300	27,800		
ASSET #	NAME			SQFT	CAPITAL	EXPENSE		
44	SEA VIEW HOSPITAL, RE	6,300	263,100	29,100				
46	SEA VIEW HOSPITAL, RE HOUSE	HAB CTR. NEW BO	2,326	97,100	10,800			
47	CUMBERLAND NFCC BL	DG QH		4,200	175,400	19,400		
66	SEA VIEW HOSPITAL, RE	HAB CTR. BLDG 4	4	6,300	263,100	29,100		

1,000

1,000

5,000

30,800

30,800

208,800

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

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