

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.130 / 13727 **Yr Built/Renovated** : 2005 / 2013
Area Sq Ft : 207,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$235,800	\$2,838,500
Interior Architecture	\$665,500	\$7,667,000
Electrical	\$53,600	\$4,012,400
Mechanical	\$2,976,300	\$4,316,200
Total	\$3,931,100	\$18,834,100
Importance Code A	\$235,800	\$2,838,500
Importance Code B	\$3,635,400	\$15,869,700
Importance Code C	\$60,000	\$125,800
Total	\$3,931,100	\$18,834,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$127,800		\$2,700	
Interior Architecture	\$108,900		\$14,300	\$17,700
Electrical	\$48,500	\$33,700	\$35,700	\$40,100
Mechanical	\$546,700	\$47,300	\$65,900	\$56,700
Site Pavements	\$3,600			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$865,100	\$110,600	\$148,200	\$144,000
Importance Code A	\$127,800		\$8,800	
Importance Code B	\$689,500	\$110,600	\$132,700	\$144,000
Importance Code C	\$47,800		\$6,600	
Total	\$865,100	\$110,600	\$148,200	\$144,000



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	42%			LIFE	**	5	\$197,500	
Masonry: Granite	5%	0-2	\$47,300	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2043	**	5-10	\$80,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$45,900	
Stucco Cement	7%			2038	**	5	\$41,200	
Window Wall	38%			2043	**	5	\$335,100	
Windows								
Aluminum	95%			2041	**	5	\$3,200	
Metal Louvers	5%			2036	**	10	\$1,100	
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$14,200	
Masonry: Brick	35%	Now	\$7,800	LIFE	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Base Flashing Loose On The South Wall</i>								
Metal Panel	5%			2043	**	5	\$1,700	
Metal Rail	5%	4+	\$1,500	2038	**	5	\$3,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$700	LIFE	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Northwest Face</i>								
Stucco Cement	20%			2038	**	5	\$4,500	
Roof								
IRMA/Protected Membrane	65%	Now	\$36,200	2033			\$1,809,000	
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
Sloped Glazing	35%	Now	\$137,000	LIFE	**	5	\$536,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations At Exterior Skylight Gutter</i>								
Soffits								
Stucco Cement	100%			2038	**	5		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2029	\$111,100	3	\$12,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Auditorium</i>								
Cast in Place Concrete	5%	4+	\$26,700	LIFE	**	5	\$33,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2036	**	5	\$15,400	
Granite Panels	25%			LIFE	**	5	\$115,200	
Sheet Vinyl/Rubber	20%	0-2	\$82,200	2033	\$4,109,700	5	\$46,100	
<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>								
<i>Location : Balconies</i>								
Traffic Topping	5%			2038	**	5	\$19,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Refers To Epoxy Paint With Sand</i>								
Vinyl Tile	38%	4+	\$65,900	2033	\$3,297,000	3	\$43,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout 4th Floor</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout 4th Floor</i>								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**	10	\$13,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Wall Location</i>								
Ceramic Tile	5%			2036	**	5	\$13,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$10,600	
Glass: Single Pane	2%			LIFE	**	5	\$8,000	
Gypsum Board	79%	Now	\$60,000	LIFE	**	5	\$125,800	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Walls Located Below Skylight Base</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Walls Located Below Skylight Base</i>								
Masonry: Brick	5%			LIFE	**	10	\$4,000	
Wood	2%			LIFE	**	5	\$42,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Auditorium</i>								

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**HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL AMBULATORY CARE BUILDING**

Asset # : 13727

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%	4+	\$31,300	2038	**	5	\$46,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								
Exposed Struc: Concrete	15%			LIFE	**	5-10	\$57,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement And Mechanical Space</i>								
<i>Explanation : Ceiling Location</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
<i>Explanation : Ceiling Location</i>								
Exposed Struc: Steel	30%			LIFE	**	10	\$184,300	
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>								
<i>Location : At Entrance Lobby</i>								
<i>Explanation : Space Frame</i>								
Gypsum Board	20%			LIFE	**	5-10	\$211,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	\$3,600	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	10%			2036	**			
On-Site Walkways								
Cast in Place Concrete	10%			2038	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	80%			2036	**			
Parking/Driveway								
Asphalt	100%			2036	**			

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

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Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2046	**	5	\$800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Multiple Locations</i>							
	<i>Explanation : Five 50 Kilowatt Ampere Transformers</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2053	**	5	\$300	
Molded Case Bkrs	70%			2053	**	5	\$3,800	
<hr/>								
Raceway								
Conduit	100%			2053	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$500	
Molded Case Bkrs	90%			2049	**	5	\$4,900	
<hr/>								
Wiring								
Thermoplastic	100%			2053	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	20%			2046	**	5	\$300	
Motor Control Center	50%			2046	**	5	\$2,800	
Variable Frequency Drive	30%	4+	\$53,600	2046	**			
	<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement Mechanical Equipment Room</i>							
	<i>Explanation : Ground Observed</i>							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	90%			2046	**	1	\$57,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 8 Units</i>							
Automatic	10%			2038	**	1	\$6,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units For Fire Pump</i>							
<hr/>								
Generators								
Diesel	100%	4+	\$2,200	2036	**	1	\$72,100	
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Corroded Exhaust In Penthouse</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : One 1,000 Kilowatt</i>							

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Asset # : 13727

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$7,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 200 Kilowatt Load Bank Present</i>						
Fuel Storage								
Day Tank	50%			2041	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room Penthouse</i>						
		<i>Explanation : One 250 Gallon</i>						
Underground Storage	50%			LIFE	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Adjacent To Building Z</i>						
		<i>Explanation : 15,000 Gallons Shared With Building Z</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2033	\$2,898,200	10	\$170,900	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
HID	1%	4+	\$500	2038	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working In 4th Floor Waiting Area</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Atrium</i>						
		<i>Explanation : 4th Floor Canopy And Waiting Area</i>						
Incandescent	1%	4+	\$700	2033	\$35,600	2		
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working In 4th Floor Waiting Area</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 4th Floor Waiting Area</i>						
		<i>Explanation : Halogen Lights Observed</i>						
LED	8%			2038	**			
Egress Lighting								
Emergency, Service	50%			2038	**	1		
Exit, LED	5%			2061	**	1		
Exit, Service	45%			2038	**	1		
Exterior Lighting								
HID	30%	4+	\$5,900	2038	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working For Roof Lighting</i>						
No Component	70%							

Alarm

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

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

Alarm

Security System Generic	100%			2033	\$397,300	1	\$77,300	
Fire/Smoke Detection Generic, Analog	100%			2033	\$545,900	1-3	\$131,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Building 9th Floor</i>								
<i>Explanation : Alarm Control System Located At Main Building</i>								

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

Heating

Energy Source Utility Steam	100%			2043	**	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2036	**	5	\$12,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dual Stage Reducing Station</i>								

Distribution

Hot Wtr Piping/Pump	20%			2041	**	4	\$3,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Shell And Tube Heat Exchangers And Pumps Provide Perimeter Heat</i>								
Central Plant Steam Piping/Pmp	80%			2043	**	4	\$8,200	

Terminal Devices

Air Handler	80%			2033	\$3,186,400	1	\$102,400	
Convactor/Radiator	20%			2038	**	1	\$13,400	

Controls

Electrical	40%			2026	\$470,700			
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pneumatic	60%	0-2	\$490,900	2027	\$2,454,300			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Equipment And Devices Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment And Devices Obsolete.</i>								

Air Conditioning

Energy Source Electricity	5%			2041	**	1		
No Component	95%							

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Asset # : 13727

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	5%			2033	\$251,300		
	No Component	95%						
Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$300	2043	**	4	\$10,200
				<i>Corroded, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Chilled Water Valves At Air Handling Unit-5 On Roof</i>				
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Building H</i>				
				<i>Explanation : Chilled Water From Adjacent Building</i>				
Terminal Devices								
	Air Handler/Cool/Ht	98%			2033	\$201,200	1	\$125,500
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 7 Units</i>				
	Air Handler/Cool/Ht	2%			2033	\$4,100	1	\$2,600
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Second Floor Mechanical Room</i>				
				<i>Explanation : 2 Units Serve Auditorium</i>				
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$182,800
Exhaust Fans								
	Interior	40%			2033	\$375,500	2	\$2,500
	Roof	60%			2033	\$246,400	2	\$3,800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2053	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2043	**	4	\$20,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2026	\$6,500	4	\$6,600
Backflow Preventer								
	Generic	100%			2038	**	1	\$12,700
Fixtures								
	Generic	100%						
Vertical Transport								

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Three Units From Basement To 4th Floor, Three Units From Ground To 4th Floor</i>						
		<i>Explanation : 6 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2043		**	1-5	\$104,400
Sprinkler								
Generic	100%			2043		**	1-2	\$58,000
Fire Pump								
Generic	100%			2036		**	1	\$38,700

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : BELLEVUE HOSPITAL BLDG A
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.020 / 71 **Yr Built/Renovated** : 1940 / 2013
Area Sq Ft : 325,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,7,10,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$4,938,400	\$1,018,600
Interior Architecture	\$2,287,700	\$9,780,600
Electrical	\$556,100	\$3,529,100
Mechanical	\$3,111,300	\$15,967,200
Total	\$10,893,500	\$30,295,500
Importance Code A	\$4,938,400	\$1,111,600
Importance Code B	\$4,749,400	\$28,990,000
Importance Code C	\$1,205,700	\$193,800
Total	\$10,893,500	\$30,295,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$177,000			\$5,200
Interior Architecture	\$101,000		\$54,000	\$37,700
Electrical	\$68,000	\$40,400	\$45,800	\$48,200
Mechanical	\$177,200	\$57,000	\$42,800	\$39,700
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$562,600	\$136,900	\$182,000	\$170,300
Importance Code A	\$181,500		\$3,000	\$5,200
Importance Code B	\$363,600	\$136,900	\$163,300	\$165,100
Importance Code C	\$17,600		\$15,700	
Total	\$562,600	\$136,900	\$182,000	\$170,300



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$2,548,200	LIFE	**	5	\$302,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Courtyard</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	5%	0-2	\$37,500	LIFE	**	5	\$17,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	5%	Now	\$37,500	LIFE	**	5	\$17,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Courtyard</i>								
Metal Panel	20%			2043	**	5-10	\$640,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stainless Steel Panel</i>								
Pre-Cast Concrete	5%	Now	\$34,500	LIFE	**	5	\$75,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%	Now	\$728,700	2041	**	5	\$37,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Bronze/Brass	2%	Now	\$138,800	2041	**	5	\$4,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chapel</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chapel</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chapel</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Chapel 2nd Floor</i>								
<i>Explanation : Stained Glass Windows</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,800	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$84,800	LIFE	**	5	\$6,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, East Facade, West Facade</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$3,400	2043	**	5	\$800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2038	**	5-10	\$14,800	
Roof								
Copper/Terne	5%	0-2	\$16,800	2048	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Fascia Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	25%	Now	\$34,900	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	10%	Now	\$8,600	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
Roll Roofing	5%			2032	\$41,400	5	\$10,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads Over Main Roof</i>								
<i>Explanation : Refers To Green Painted Roofing Covering Rooftop Bulkheads</i>								
Single Ply Membrane	55%	Now	\$1,438,000	2043	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2029	\$681,900	3	\$75,400	
Cast in Place Concrete	5%	Now	\$164,000	LIFE	**	5	\$41,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room In Basement</i>								
Ceramic Tile	5%			2036	**	5	\$18,900	
Granite Panels	5%			LIFE	**	5	\$28,300	
Sheet Vinyl/Rubber	15%			2033	\$3,783,800	5	\$84,800	
Terrazzo	15%	Now	\$270,400	LIFE	**	5	\$44,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairs And Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stairs</i>								
Traffic Topping	5%	Now	\$92,000	2033	\$919,900	5	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Vinyl Tile	10%			2033	\$1,597,700	3	\$18,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor Corridors</i>								
Vinyl Tile	30%			2033	\$3,195,300	3	\$56,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$31,500	
Concrete Masonry Unit	5%	4+	\$60,500	LIFE	**	5	\$12,600	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	20%	0-2	\$90,000	LIFE	**	5	\$75,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**	10	\$12,600	
Granite Panels	2%			LIFE	**	10	\$5,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Actually Terrazzo Type Panels</i>								
Plaster	36%	Now	\$281,800	LIFE	**	5	\$68,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$723,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Locations At The Basement Level</i>								
Wood	2%			LIFE	**	5	\$100,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2038	**	5	\$28,800	
AcousTileSusp.Lay-In	20%			2046	**	5	\$57,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	15%	Now	\$331,500	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	5%			LIFE	**	5-10	\$49,600	
Plaster	50%	Now	\$224,200	LIFE	**	5	\$90,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chapels And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2053	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Located At Areaways</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2046	**	5	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room And Electrical Closet</i>								
<i>Explanation : Two 300 Kilovolt-ampere And Eight Multiple Ratings In Kilovolt-ampere 480 Volts To 208/120 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$8,600	
Raceway								
Conduit	80%			2033	\$373,600	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$400	
Fused Disc Sw	5%			2032	\$24,500	5	\$400	
Molded Case Bkrs	80%			2032	\$391,800	5	\$6,900	
Molded Case Bkrs	10%			2049	**	5	\$900	
Wiring								
Braided Cloth	80%	2-4	\$556,100	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2033	\$69,500	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	30%			2031	\$190,900	5	\$700	
Motor Control Center	60%			2031	\$535,700	5	\$5,300	
Variable Frequency Drive	10%	4+	\$17,900	2046	**			
<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$9,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$100,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room And Electrical Closet</i>								
<i>Explanation : 6 Units With Different Ratings</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	5%			2033	\$196,000	10	\$11,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2033	\$391,900	10	\$23,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	85%			2038	* *			
Egress Lighting								
Emergency, Service	60%			2038	* *	1		
Exit, LED	20%			2061	* *	1		
Exit, Service	20%			2038	* *	1		
Exterior Lighting								
HID	10%			2028	\$155,200	10	\$100	
LED	20%			2038	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$624,200	1	\$121,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	70%			2028	\$600,400	1-3	\$144,500	
Generic, Digital	30%			2038	* *	1-3	\$60,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2033	\$82,400	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	40%			2036	* *	5	\$6,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Single Stage Reducing Station Provides For Hot Water Radiation.</i>								
Pres. Reducing Valve/LP Steam	60%			2029	\$93,000	5	\$9,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Double Stage Reducing Station Provides For Hydronic Radiation.</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2032	\$281,600	4	\$9,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 2 Shell And Tube Heat Exchangers And 2 Pumps For Radiation System.</i>								
Hot Wtr Piping/Pump	15%			2041	**	4	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 1 Shell And Tube Heat Exchanger And 2 Pumps For Reheat System.</i>								
Central Plant Steam Piping/Pmp	25%	0-2	\$36,200	2033	\$1,810,900	4	\$3,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
Central Plant Steam Piping/Pmp	10%			2053	**	4	\$1,900	
Terminal Devices								
Air Handler	30%			2033	\$1,454,200	1	\$46,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : See Air Conditioning</i>								
Convactor/Radiator	65%			2031	\$1,369,200	1	\$52,900	
Convactor/Radiator	5%			2046	**	1	\$4,100	
Controls								
Electrical	40%	0-2	\$739,400	2033	\$739,400			
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pump Drives In Mechanical Room</i>								
Pneumatic	60%	0-2	\$1,927,900	2031	\$3,855,700			
<i>Leaking, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Air Compressors In Basement</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Equipment And Devices Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Generally Obsolete</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2036	**	1	\$40,900	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Serves 8th And 9th Floors. Roof</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors</i>							
Split Unit	10%			2033	\$611,700			
Window/Wall Unit	60%			2028	\$585,500	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%	Now	\$5,300	2043	**	4	\$1,900	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : 1 Of 2 Chilled Water Pumps In First Floor Mechanical Room.</i>							
	<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Filtration System In Penthouse Mechanical Room</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Room And Roof</i>							
	<i>Explanation : Eighth And Ninth Floors Service.</i>							
CW & CHW Wtr Pipe/Pump	15%	Now	\$2,700	2033	\$53,100	4	\$1,900	
	<i>Controller Not Working, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Chilled Water Pump Drives In Basement Mechanical Room.</i>							
	<i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Filtration System In Penthouse</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Main Chilled Water Pumps Also Serving Ambulatory Building.</i>							
No Component	70%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	15%	Now	\$12,700	2033	\$637,300	1	\$21,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Steam Pre-heat Coils At Rooftop Units.</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units Serve Eighth And Ninth Floors</i>								
Air Handler/Cool/Ht	15%	Now	\$31,900	2033	\$637,300	1	\$21,000	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lobby Unit In Room A G-12 On First Floor.</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Unit In Room A G-72 On First Floor</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room Each Floor</i>								
<i>Explanation : Two Units Per Floor From 2 Through 7 Serve The East Perimeter Spaces Facing Ambulatory Building Atrium. One Unit Serves First Floor Entry Corridor. No Fresh Air Provided.</i>								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$66,700	
No Component	70%							
Exhaust Fans								
Roof	15%			2033	\$75,000	2	\$1,200	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$165,400	2033	\$3,308,400	1		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Pumps In Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2053	**	4	\$37,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Instantaneous Water Heaters</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$64,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sump Drain In Basement Mechanical Room</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$18,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Area Drain Outside Of Backflow Preventer Room</i>								
Sump Pump(s)								
Non-Submersible	100%			2033	\$66,600	4	\$10,300	
Sewage Ejector(s)								
Compressed Air	100%			2033	\$107,500	4	\$4,900	

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer Generic	100%	4+	\$5,800	2033	\$115,000	1	\$13,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rust Occurring On Shut Off Valves And Piping.</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 8th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2043		**	1-5	\$127,000
Sprinkler								
No Component Generic	80%							
	20%	0-2	\$213,700	2043		**	1-2	\$12,200
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sprinkler Main From Roof Tank To Basement.</i>								
<i>Explanation : Main Piping Deteriorating And Clogging Due To Use Of Dissimilar Metals.</i>								
Fire Pump								
No Component Generic	75%							
	25%			2036		**	1	\$11,800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Tenth Floor Mechanical Penthouse</i>								
<i>Explanation : Serves Eighth And Ninth Floors.</i>								
Chemical System								
Generic	100%			2028	\$83,400	1-3	\$80,900	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : BELLEVUE HOSPITAL BLDG C - D
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.010 / 70 **Yr Built/Renovated** : 1938 / 2013
Area Sq Ft : 224,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,7,8
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,665,200	\$367,700
Interior Architecture	\$1,972,600	\$8,725,300
Electrical	\$282,000	\$2,648,800
Mechanical	\$3,165,200	\$10,065,000
Total	\$9,085,000	\$21,806,800
Importance Code A	\$3,665,200	\$484,900
Importance Code B	\$4,925,700	\$21,321,900
Importance Code C	\$494,100	
Total	\$9,085,000	\$21,806,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$23,300		\$20,800	
Interior Architecture	\$143,300		\$18,200	\$50,500
Electrical	\$70,900	\$27,800	\$30,600	\$32,900
Mechanical	\$68,000	\$37,700	\$25,500	\$28,300
Site Enclosure	\$16,800			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$357,800	\$101,000	\$130,600	\$147,300
Importance Code A	\$28,900		\$21,800	
Importance Code B	\$247,700	\$101,000	\$99,700	\$147,300
Importance Code C	\$81,200		\$9,100	
Total	\$357,800	\$101,000	\$130,600	\$147,300



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$141,400	
Masonry: Brick	80%	Now	\$1,905,300	LIFE	**	5	\$226,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	5%	Now	\$113,900	LIFE	**	5	\$10,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 3%</i>								
<i>Location : South Facade Base And Various Other Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$113,900	LIFE	**	5	\$10,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Metal Panel	5%			2043	**	5-10	\$97,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stainless Steel Panel</i>								
Windows								
Aluminum	100%			2041	**	5	\$41,600	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$110,700	LIFE	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At 6th And 7th Floor Roofs And Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$524,200	LIFE	**	5	\$20,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$5,000	2043	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Copings</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	10%			2048	**	10	\$20,500	
Modified Bitumen	90%	Now	\$826,500	2043	**			1
<i>Blisters, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$36,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%	0-2	\$33,200	2029	\$663,800	3	\$55,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$63,800	LIFE	**	5	\$80,300	
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Water Main Supply Room</i>								
Ceramic Tile	5%			2036	**	5	\$18,400	
Terrazzo	5%	Now	\$236,800	LIFE	**	5	\$14,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout Corridors</i>								
Vinyl Tile	25%			2033	\$3,887,800	3	\$45,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 6th Floor Administrative Space</i>								
<i>Explanation : High Impact Resistant Vinyl With Wood Grain Finish</i>								
Vinyl Tile	45%	2-4	\$233,300	2033	\$4,665,400	3	\$61,900	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$28,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Room, Basement</i>								
Ceramic Tile	5%			2036	**	5	\$18,100	
Concrete Masonry Unit	5%	Now	\$87,100	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	20%			LIFE	**	5-10	\$123,200	
Granite Panels	5%			LIFE	**	10	\$7,200	
Plaster	43%	Now	\$77,500	LIFE	**	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse Wall</i>								
SGFT/Glazed Masonry	15%	Now	\$249,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	2%			LIFE	**	5	\$58,000	
Ceilings								
AcousTile,Adhered	50%	0-2	\$302,000	2038	**	5	\$91,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%			2038	**	5	\$73,400	
Exposed Struc: Concrete	5%	Now	\$562,400	LIFE	**	5	\$2,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 8%</i>								
<i>Location : Various Areas On Basement Ceiling</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Corridors</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridors</i>								
Gypsum Board	10%			LIFE	**	5-10	\$126,200	
Plaster	15%	Now	\$34,200	LIFE	**	5	\$34,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								

Site Enclosure

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Picket	45%	Now	\$6,200	2043		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate On South Side</i>								
Chain Link	15%			2043		**		
Iron Picket	40%	Now	\$10,600	2053		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along 1st Avenue</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Along 1st Avenue</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along 1st Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2053		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	25%			2038		**		
Pavers/Stone	75%			2036		**		
Activity Yard								
Rubber Matting	100%			2033				

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$5,900	
Raceway								
Busway	10%			2046	**	1		
Conduit	70%			2033	\$326,900	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$500	
Fused Toggle Switch	15%	2-4	\$73,500	2058	**	5	\$400	
			<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location :</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Closets Throughout The Building</i>					
Molded Case Bkrs	15%			2049	**	5	\$900	
Molded Case Bkrs	60%			2032	\$293,900	5	\$3,500	
Wiring								
Braided Cloth	30%	2-4	\$208,500	2058	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Busway	5%			2046	**	1		
Thermoplastic	55%			2033	\$382,300	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	30%			2031	\$190,900	5	\$500	
Locally Mounted	10%			2046	**	5	\$200	
Motor Control Center	40%			2031	\$357,200	5	\$2,400	
Variable Frequency Drive	20%	4+	\$35,700	2046	**			
			<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$3,300	
Generic	50%			LIFE	**	5	\$3,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$68,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : 5 Units</i>					
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	65%			2038	**	10	\$133,500	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	20%			2038	**	10	\$41,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2038	**	10	\$20,500	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
LED	5%			2038	**			
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, LED	10%			2061	**	1		
Exit, Service	20%			2038	**	1		
Exit, Service	10%			2028	\$9,900	1		
Exterior Lighting								
HID	15%			2038	**	10	\$100	
LED	15%			2038	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$429,900	1	\$83,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Cameras</i>							
Fire/Smoke Detection								
Generic, Analog	80%			2028	\$472,600	1-3	\$113,800	
Generic, Digital	20%			2038	**	1-3	\$27,600	

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								
Utility Steam	98%			2033	\$71,800	1		
Electricity	2%			2043	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	15%			2036	**	5	\$2,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Single Stage Reducing Station For Third Floor Simulation Unit.</i>								
Pres. Reducing Valve/LP Steam	85%			2029	\$117,200	5	\$11,300	
Distribution								
Hot Wtr Piping/Pump	60%			2032	\$300,500	4	\$9,900	
Hot Wtr Piping/Pump	10%			2041	**	4	\$1,700	
Central Plant Steam Piping/Pmp	20%	0-2	\$25,800	2033	\$1,288,100	4	\$2,200	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
Central Plant Steam Piping/Pmp	10%			2043	**	4	\$1,100	
Terminal Devices								
Air Handler	15%			2028	\$646,500	1	\$20,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : See Air Conditioning</i>								
Convactor/Radiator	85%			2031	\$1,591,900	1	\$61,500	
Controls								
Electrical	40%			2026	\$509,300			
Pneumatic	60%			2027	\$2,655,900			
Air Conditioning								
Energy Source								
Electricity	100%			2032	\$629,400	1		
Conversion Equipment								
Centrifugal, Elec Chiller	5%			2036	**	1	\$12,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : East Side By Parking Lot</i>								
<i>Explanation : Serves Telecommunications</i>								
Centrifugal, Elec Chiller	15%			2036	**	1	\$36,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Seventh Floor Roof</i>								
<i>Explanation : Serves Third Floor Simulation Laboratories</i>								
Split Unit	5%			2033	\$271,900			
Window/Wall Unit	75%			2028	\$650,700	1		
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	**	4	\$3,300	
No Component	70%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	30%			2028	\$1,333,200	1	\$41,600
	No Component	70%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2033	\$2,941,600	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2033	\$45,900	4	\$7,100
Sewage Ejector(s)								
	Electric	100%			2033	\$119,900	4	\$13,400
Backflow Preventer								
	Generic	100%	0-2	\$10,200	2028	\$102,300	1	\$12,300
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Valves Rusting With Leaky Packing Glands.</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 8th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2043	**	1-5	\$112,900
Sprinkler								
	No Component	60%						
	Generic	40%			2043	**	1-2	\$25,100

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : BELLEVUE HOSPITAL BLDG H
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.040 / 73 **Yr Built/Renovated** : 1973 / 2013
Area Sq Ft : 1,520,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,12,13,14,16,21,22,23
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$17,416,200	\$1,836,100
Interior Architecture	\$43,265,000	\$69,102,100
Electrical	\$1,461,600	\$14,037,000
Mechanical	\$40,867,500	\$103,158,100
Site Pavements	\$239,500	
Total	\$103,249,800	\$188,133,200
Importance Code A	\$17,416,200	\$2,183,800
Importance Code B	\$77,903,600	\$184,540,200
Importance Code C	\$7,930,100	\$1,409,200
Total	\$103,249,800	\$188,133,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$40,600			
Interior Architecture	\$59,900			\$104,800
Electrical	\$329,500	\$247,600	\$266,500	\$289,600
Mechanical	\$362,700	\$446,700	\$900,900	\$534,500
Site Enclosure	\$22,700			
Site Pavements	\$77,200			
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Total	\$1,392,100	\$1,193,700	\$1,666,800	\$1,428,200
Importance Code A	\$42,200	\$1,600	\$48,100	\$1,600
Importance Code B	\$1,289,500	\$1,192,100	\$1,618,600	\$1,426,600
Importance Code C	\$60,400			
Total	\$1,392,100	\$1,193,700	\$1,666,800	\$1,428,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	3%	0-2	\$205,000	LIFE	**	5	\$12,200	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Metal Panel	2%	Now	\$110,100	2053	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
Pre-Cast Concrete	93%	Now	\$5,599,300	LIFE	**	5	\$1,226,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Entrance Columns</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Window Wall	2%	Now	\$12,600	2053	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
Windows								
Aluminum	73%	Now	\$8,838,400	2058	**	5	\$226,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Flashing Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
Aluminum	27%			2058	**	5	\$167,700	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Metal Rail	2%	Now	\$2,100	2046	**	5	\$2,200	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	98%	0-2	\$62,600	LIFE	**	5	\$94,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Four Corners At Upper Roof</i>							
Roof								
IRMA/Protected Membrane	75%	Now	\$1,638,900	2041	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Areas Throughout Between Concrete Pavers</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
Modified Bitumen	5%	2-4	\$2,000	2041	**			
	<i>Ponding, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Locations</i>							
Skylight, Metal/Glass	5%	Now	\$519,000	2053	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 4 Units</i>							
Traffic Topping	15%	Now	\$23,900	2038	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basketball Court</i>							
Soffits								
Pre-Cast Concrete	100%	Now	\$442,700	LIFE	**	5	\$120,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2029	\$2,165,400	3	\$239,500	
Cast in Place Concrete	10%	0-2	\$1,041,400	LIFE	**	5	\$523,900	
	<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout Basement And Penthouse</i> <i>Paint Peeling, Extent : Light, Area Affected : 15%</i> <i>Location : Throughout Basement And Penthouse</i>							
Ceramic Tile	5%	0-2	\$345,200	2042	**	5	\$59,900	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							
Sheet Vinyl/Rubber	40%	0-2	\$19,225,200	2033	\$64,084,100	5	\$718,500	
	<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Seams Open/Split, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout</i>							
Slate	3%			LIFE	**	5	\$152,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Lobby</i> <i>Explanation : Grout Joints Eroding</i>							
Terrazzo	20%			LIFE	**	5	\$748,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 16th Floor</i> <i>Explanation : This Tile Is A Quartz/ Natural Stone Composite Material</i>							
Vinyl Tile	15%	Now	\$2,029,400	2038	**	3	\$134,700	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Patching Evident, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i> <i>Location : Various Locations</i>							
Wood	2%	0-2	\$146,100	2061	**	5	\$44,900	
	<i>Deflection Evident, Extent : Moderate, Area Affected : 2%</i> <i>Location : Past Warping From Possible Water Instrution</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Indoor Inmate/ Psychiatric Basketball Court Area</i> <i>Explanation : Refers To Oak Flooring</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$152,700	
Concrete Masonry Unit	10%	Now	\$5,869,700	LIFE	**	5	\$122,100	
<i>Diagonal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Fire Pump Room In Basement</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gym-21st Floor- Past Water Intrusion</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Penthouse, Water Tank Room</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement, Penthouse, Elevator Machine Room, Stair Towers</i>								
Glass: Single Pane	5%			LIFE	**	5	\$229,000	
Gypsum Board	15%	Now	\$327,700	LIFE	**	5	\$274,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Cafeteria</i>								
Plaster	63%			LIFE	**	5-10	\$1,635,200	
Wood	2%			LIFE	**	5	\$488,600	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	\$1,970,200	2053	**	5	\$299,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2046	**	5	\$119,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Elevator Lobby And Corridors</i>								
<i>Explanation : Location Observed</i>								
Exposed Struc: Concrete	5%	Now	\$917,300	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead, Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead, Loading Dock</i>								
Exposed Struc: Steel	5%	Now	\$2,942,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Gypsum Board	20%	Now	\$1,713,200	LIFE	**	5	\$598,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	0-2	\$3,244,000	LIFE	**	5	\$598,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$1,489,500	LIFE	**	5	\$299,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 23rd Floor; Lobby, Library</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	**			
Iron Picket	25%			2053	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$4,600	2068	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Walls Along Active Driveways</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$18,100	2068		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$21,500	2046		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	50%	0-2	\$12,000	2046		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	50%	Now	\$239,500	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	4+	\$43,800	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side Of Building</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Trench Drain Cover Damaged</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053		**	\$7,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 13th Floor Electrical Room</i>								
<i>Explanation : Five 4,000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2046		**	\$5,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room On Each Floor</i>								
<i>Explanation : Two 300 Kilovolt-ampere, Two 150 Kilovolt-ampere, One 112.5 Kilovolt-ampere And One 45 Kilovolt-ampere 480 Volts To 208/120 Volts - Each Electrical Closet Per Floor</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2053	**	5	\$5,900	
Molded Case Bkrs	25%			2053	**	5	\$10,000	
Raceway								
Busway	10%			2046	**	1		
Conduit	50%			2033	\$933,900	1		
Conduit	25%			2053	**	1		
Conduit	15%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2032	\$99,000	5	\$1,700	
Fused Disc Sw	5%			2049	**	5	\$1,700	
Molded Case Bkrs	25%			2049	**	5	\$10,000	
Molded Case Bkrs	65%			2032	\$1,286,600	5	\$26,000	
Wiring								
Braided Cloth	50%	2-4	\$1,390,200	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	5%			2031	\$139,000	1		
Thermoplastic	20%			2033	\$556,100	1		
Thermoplastic	25%			2053	**	1		
Motor Controllers								
Locally Mounted	25%			2031		5	\$2,600	
Locally Mounted	10%			2046	**	5	\$1,000	
Motor Control Center	55%			2031	\$1,964,400	5	\$22,800	
Variable Frequency Drive	10%	4+	\$71,400	2046	**			
<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$22,300	
Generic	50%			LIFE	**	5	\$22,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$467,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 13th Floor Electrical Room And Electrical Closets</i>								
<i>Explanation : 55 Units With Different Ratings</i>								
Generators								
Diesel	20%			2042	**	1	\$117,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 600 Kilowatts</i>								
Diesel	80%			2042	**	1	\$471,000	
<i>Other Observation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : 13th Floor Generator Room</i>								
<i>Explanation : Four 750 Kilowatt</i>								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries								
Lead/Acid	80%			2027	\$2,000	5	\$45,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room - 13th Floor</i>						
		<i>Explanation : Generator Room - 13th Floor</i>						
Lead/Acid	20%			2027	\$500	5	\$11,300	
Fuel Storage								
Day Tank	30%			2049	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room - 13th Floor</i>						
		<i>Explanation : One 250 Gallon Per Generator</i>						
Day Tank	10%			2049	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room - 13th Floor</i>						
		<i>Explanation : One 250 Gallon</i>						
Underground Storage	60%			LIFE	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : South Lot</i>						
		<i>Explanation : Shared With Building Z</i>						
Lighting								
Interior Lighting								
Fluorescent	40%			2038	**	10	\$587,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2038	**	10	\$73,400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	5%			2033	\$968,700	10	\$2,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 21st And 22nd Floors</i>						
		<i>Explanation : Gymnasiums</i>						
LED	50%			2038	**			
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, LED	15%			2048	**	1		
Exit, Service	25%			2033	\$176,400	1		
Exterior Lighting								
HID	10%			2033	\$725,400	10	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Around The Perimeter</i>						
		<i>Explanation : Recessed And Wall Mounted</i>						
LED	20%			2038	**			
No Component	70%							
Lightning Protection								

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

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

Lightning Protection

Arresters/Cabling

No Component

Generic

98%

2%

2061

* *

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : Dry Cooler*

Alarm

Security System

Generic

100%

2033

\$2,918,300

1

\$567,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Cameras*

Fire/Smoke Detection

Generic, Analog

90%

2028

\$3,608,900

1-3

\$868,800

Generic, Digital

10%

2038

* *

1-3

\$93,700

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

Heating

Energy Source

Utility Steam

98%

2043

* *

1

Electricity

2%

2043

* *

1

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

Conversion Equipment

Hot Water Boiler

2%

2031

\$347,700

1

\$15,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 13th Floor**Other Observation, Extent : N/A, Area Affected : 100%**Location : 13th Floor**Explanation : 4 Hot Water Boilers For Emergency Use*

Pres. Reducing Valve/LP

98%

2036

* *

5

\$93,100

Steam

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement, 13th Floor, 22nd Floor**Explanation : 2 In Basement, 3 On 13th Floor, 2 On 22nd Floor*

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$178,900	2032	\$1,788,800	4	\$39,400	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Hot Water Piping And Steam Piping In Basement, 13th Floor And 22nd Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement, 13th Floor, 22nd Floor</i>								
Steam Piping/Pump	50%	Now	\$655,100	2033	\$6,550,500			
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement, 13th Floor And 22nd Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement, 13th Floor And 22nd Floor</i>								
Terminal Devices								
Air Handler	70%	0-2	\$1,077,600	2028	\$21,551,200	1	\$623,400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 13th Floor - Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 13th Floor Mechanical Equipment Room</i>								
<i>Explanation : Deteriorating Pipe Insulation, Deteriorating Cooling And Heating Coil</i>								
Air Handler	10%			2038	**	1	\$99,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : Operating Room Units</i>								
Convactor/Radiator	10%			2038	**	1	\$51,700	
Fan Coil Unit/Heat	10%			2033	\$4,056,300	1	\$51,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Induction Units Observed</i>								
Controls								
Digital	25%			2028	\$11,161,900			
Pneumatic	75%			2027	\$22,533,300			
<i>Maintenance Required, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 13th Floor And Basement</i>								
Air Conditioning								
Energy Source								
District Chilled Water	25%			2043	**	1		
Electricity	75%			2041	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	50%	0-2	\$3,335,700	2029	\$16,678,600	1	\$779,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 22nd Floor</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : N/A, Area Affected : 75%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 3 Electric Chillers</i>								
Centrifugal, Elec Chiller	15%			2042	**	1	\$259,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units For The Operating Rooms</i>								
Centrifugal, Compressor Turbine	20%			2029	\$2,544,600	1	\$346,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 1 Steam Driven Chiller</i>								
Interior Pkg Unit - Cooling Split Unit	5%			2031	\$1,293,700	2	\$4,900	
	10%			2038	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : For Computer Rooms</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	90%	0-2	\$119,000	2033	\$2,380,900	4	\$71,000	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 22nd Floor</i>								
CW & CHW Wtr Pipe/Pump	10%			2053	**	4	\$11,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : For Operating Rooms</i>								
Terminal Devices								
Air Handler/Cool/Ht	30%			2028	\$9,523,400	1	\$296,800	
Induction Unit	70%			2028	\$6,186,500	1	\$361,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	97%	Now	\$4,007,900	2031	\$8,015,800	2	\$1,249,600	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cooling Towers On Roof Are Approaching End Of Their Useful Life Cycle</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Units</i>								
Water Cooling Tower	3%			2038	**	2	\$48,300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 22nd Floor</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,412,700	
Exhaust Fans								
Interior	60%			2028	\$4,353,600	2	\$29,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Interior	40%			2038	**	2	\$19,600	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2043	**	1		
Galvanized Steel	25%			2031	\$5,221,500	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle</i>								
Water Heater With Tanks								
Electric	4%			2031	\$1,000	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 12th Floor</i>								
<i>Explanation : Kitchen 28 Gallons</i>								
No Component	96%							
HW Heat Exchanger								
Steam Fired	100%			2043	**	4	\$158,200	
Sanitary Piping								
Cast Iron	100%	0-2	\$1,030,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	\$311,200	4	\$48,200	
Sewage Ejector(s)								
Compressed Air	100%			2033	\$502,700	4	\$23,000	
Backflow Preventer								
Generic	100%			2038	**	1	\$98,000	

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2- Ground Fl To Fl 3, 2- Basement To Fl 12, 4- Basement To Fl 21, 1- Basement To Fl 22, 2- Fl 18 To Fl 23, 1- Basement To Fl 23, 5- Fl 10 To Fl 21, 5- Basement To Fl 21</i>					
			<i>Explanation : Elevators Are Undergoing Renovation</i>					
Fire Suppression								
Standpipe								
Generic	100%	Now	\$7,533,100	2063		**	1-5	\$567,700
			<i>Corroded, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Stairwell</i>					
Sprinkler								
No Component	35%							
Generic	65%			2053		**	1-2	\$291,300
Fire Pump								
Generic	100%			2042		**	1	\$298,800
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement At Base Of Pump</i>					
Chemical System								
Generic	100%			2028	\$83,400		1-3	\$80,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 11, 13 And 14th Floors</i>					
			<i>Explanation : Carbon Dioxide Gas Fire Suppression System At Chemical Storage Tank Rooms And At Storage Near Generator</i>					

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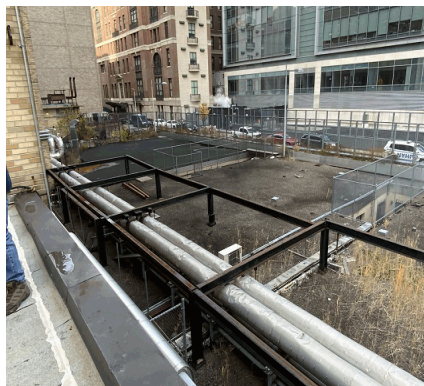
Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : BELLEVUE HOSPITAL BLDG I - K
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.050 / 74 **Yr Built/Renovated** : 1916 / 2013
Area Sq Ft : 25,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$198,300	\$139,100
Interior Architecture	\$2,249,300	\$106,400
Electrical		\$111,400
Mechanical	\$494,000	\$651,800
Total	\$2,941,600	\$1,008,700
Importance Code A	\$198,300	\$139,100
Importance Code B	\$2,377,200	\$869,600
Importance Code C	\$366,000	
Total	\$2,941,600	\$1,008,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$72,100			
Interior Architecture	\$45,200			
Electrical	\$3,100	\$2,300	\$2,400	\$2,800
Mechanical	\$12,700	\$800	\$5,700	\$800
Total	\$133,100	\$3,200	\$8,100	\$3,600
Importance Code A	\$72,900			
Importance Code B	\$15,100	\$3,200	\$8,100	\$3,600
Importance Code C	\$45,200			
Total	\$133,100	\$3,200	\$8,100	\$3,600



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$48,900	LIFE	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Small Courtyards</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Small Courtyards</i>								
Metal Panel	5%			2043	**	5-10	\$10,500	
Windows								
Aluminum	50%	Now	\$12,600	2058	**	5	\$100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	50%	Now	\$10,600	2058	**	5	\$1,300	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	5%			2043	**	5	\$3,000	
Metal: Cage/Fence	95%			2038	**	5-10	\$113,000	
Roof								
Built-Up (BUR)	40%	Now	\$198,300	2043	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Southeast Portion Of Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	40%			2038	**	10	\$16,600	
Traffic Topping	20%			2033		10	\$13,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Active Roadway Above Interior Space</i>								
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$423,000	LIFE	**	5	\$106,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Concrete Masonry Unit	20%	Now	\$45,200	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$366,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Masonry: Infill Arch	100%	Now	\$1,460,200	LIFE		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Terracotta Masonry</i>								
<hr/>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053		**		
<hr/>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046		**		
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2043		**	1	
Panelboards								
Fused Disc Sw	10%			2049		**	5	\$100
Molded Case Bkrs	90%			2049		**	5	\$600
Wiring								
Thermoplastic	100%			2053		**	1	
Motor Controllers								
Locally Mounted	50%			2038		**	5	\$100
Locally Mounted	50%			2031	\$45,400		5	\$100
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2038		**	10	\$22,900
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Egress Lighting								
Emergency, Service	60%			2038		**	1	
Exit, Service	40%			2038		**	1	
<hr/>								
Exterior Lighting								
HID	30%			2038		**	10	
No Component	70%							
<hr/>								
Alarm								
Security System								
Generic	100%			2038		**	1	\$9,300

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2033	\$328,300	1		
Sanitary Piping Cast Iron	20%			LIFE	**	1		
No Component	80%							
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2038	**	4	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Large Storage Area</i>						
		<i>Explanation : 2 Sets</i>						
Fire Suppression								
Sprinkler No Component	10%							
Generic	90%			2043	**	1-2	\$6,300	

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : BELLEVUE HOSPITAL BLDG Z
Address : 462 FIRST AVENUE AT E 28TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.120 / 1006 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 1,296 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		\$82,400
Total		\$82,400
Importance Code B		\$82,400
Total		\$82,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$42,800		\$1,100	
Interior Architecture	\$16,200			
Electrical	\$2,700	\$200	\$200	\$200
Mechanical	\$100		\$7,400	
Site Pavements	\$6,000			
Total	\$67,800	\$200	\$8,700	\$200
Importance Code A	\$42,800		\$1,100	
Importance Code B	\$17,900	\$200	\$7,600	\$200
Importance Code C	\$7,000			
Total	\$67,800	\$200	\$8,700	\$200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$30,700	LIFE	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Facade</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>								
<i>Location : East Wall</i>								
Windows								
Metal Louvers	100%			2036	**	10	\$1,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Elevation</i>								
<i>Explanation : Lower Roof</i>								
Masonry: Brick	20%			LIFE	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Elevation</i>								
<i>Explanation : Lower Roof</i>								
Metal Rail	5%			2038	**	5-10		
No Component	65%							
Roof								
Not Accessible	100%							
Soffits								
Cast in Place Concrete	100%	Now	\$12,100	LIFE	**	5	\$5,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$8,400	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Adjacent To The Generator Mounts</i>								
Interior Walls								
Concrete Masonry Unit	100%	Now	\$1,800	LIFE	**	5	\$100	
<i>Vertical Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Building Entrance Wall And Throughout</i>								
Ceilings								
Exposed Struc: Concrete	100%	0-2	\$5,900	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	40%			2043		**		
Iron Picket	60%			2053		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Driveway Gate</i>								
<i>Explanation : This Is Actually A Galvanized Steel Fence</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$700	2038		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$5,200	2031	\$26,200			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : By Entrance</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2038		**		
Electrical								
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%			2043		**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2,500 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2038		**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kilovolt-ampere Step Down Transformer</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$33,200		5	
Raceway								
Conduit	100%			2033	\$4,500		1	
Panelboards								
Fused Disc Sw	10%			2032	\$1,000		5	
Molded Case Bkrs	90%			2032	\$9,200		5	
Wiring								
Thermoplastic	100%			2033	\$9,200		1	
Motor Controllers								
Locally Mounted	100%			2031	\$11,700		5	
Ground								
Grounding Devices								
Not Accessible	100%							

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	\$11,100	1	\$400	
Generators								
Diesel	100%			2029	\$82,400	1	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 600 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2024	\$2,500	5		
Fuel Storage								
Day Tank	50%			2032	\$13,100	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons</i>								
Underground Storage	50%			LIFE	**	5		
Lighting								
Interior Lighting								
Incandescent	5%			2028	\$400	2		
LED	95%			2038	**			
Egress Lighting								
Emergency, Service	50%			2028	\$400	1		
Exit, Service	50%			2028	\$200	1		
Exterior Lighting								
HID	25%			2028	\$1,500	10		
No Component	75%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	\$3,400	1-3	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Served From The Ambulatory Building</i>								

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

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.030 / 72 **Yr Built/Renovated** : 1926 / 2013
Area Sq Ft : 65,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$538,600	\$1,973,700
Interior Architecture	\$102,400	\$229,800
Electrical		\$263,900
Mechanical	\$381,900	\$3,559,400
Total	\$1,022,900	\$6,026,800
Importance Code A	\$538,600	\$1,973,700
Importance Code B	\$484,300	\$4,053,100
Total	\$1,022,900	\$6,026,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$2,600		\$8,200	
Interior Architecture	\$136,900		\$1,400	\$9,100
Electrical	\$32,100	\$10,800	\$11,200	\$11,600
Mechanical	\$150,100	\$12,400	\$40,300	\$11,100
Site Pavements	\$14,900			
Total	\$336,500	\$23,100	\$61,100	\$31,800
Importance Code A	\$2,600		\$10,200	
Importance Code B	\$297,100	\$23,100	\$50,900	\$31,800
Importance Code C	\$36,800			
Total	\$336,500	\$23,100	\$61,100	\$31,800



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

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

Asset # : 72

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$104,100	LIFE	**	5	\$61,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Room Entrance Pier Support</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,200	
Window Wall	5%			2043	**	5	\$12,900	
Windows								
Aluminum	100%			2041	**	5	\$16,400	
Parapets								
Metal Panel	10%			2043	**	5	\$11,200	
No Component	90%							
Roof								
Modified Bitumen	90%	Now	\$358,600	2033	\$1,793,000			
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2043	**	10	\$11,900	
Skylight, Plastic	3%			2038	**	1		
Sloped Glazing	5%	Now	\$75,800	LIFE	**	5	\$118,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$41,000	LIFE	**	5	\$20,600	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
Ceramic Tile	3%			2036	**	5	\$2,800	
Quarry Tile	5%			2038	**	5	\$7,100	
Traffic Topping	5%			2033	\$229,800	5	\$5,900	
Vinyl Tile	77%	Now	\$102,400	2038	**	3	\$27,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								
<i>Uneven Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors</i>								

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

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

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

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

Asset # : 72

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Glass: Single Pane	3%			LIFE	**	5	\$1,000	
Gypsum Board	75%			LIFE	**	5-10	\$29,700	
Masonry: Brick	7%			LIFE	**	10	\$500	
Plaster	10%			LIFE	**	5-10	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$22,400	2038	**	5	\$33,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Emergency Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Emergency Room</i>								
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$11,800	
Gypsum Board	20%			LIFE	**	5-10	\$64,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$6,700	2046	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Room Entrance</i>								
Parking/Driveway								
Asphalt	100%	4+	\$8,200	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Ambulance Entrance</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	3	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : One 1,000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2046	**	3	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : Three 200 Kilovolt-ampere 4,160 Volts To 480/277 Volts</i>								
Feeders								
Busway	30%			2046	**	1		
Cable	70%			2049	**	1		

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

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

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

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

Asset # : 72

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Raceway								
Conduit	90%			2053	**	1		
Tray	10%			2046	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$300	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : Four 4,000 Ampere Main Disconnect Switches Ground Floor</i>					
Transformers								
Dry Type	50%			2046	**	5	\$100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Closets Throughout The Building</i>					
			<i>Explanation : One 75 Kilovolt-ampere, One 30 Kilovolt-ampere And One 45 Kilovolt-ampere</i>					
Dry Type	50%			2046	**	5	\$100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : Three 300 Kilovolt-ampere</i>					
Switchgear / Switchboard								
Fused Disc Sw	20%			2053	**	5	\$100	
Molded Case Bkrs	80%			2053	**	5	\$1,400	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$200	
Molded Case Bkrs	90%			2049	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	40%			2046	**	5	\$200	
Variable Frequency Drive	60%	4+	\$10,000	2046	**			
			<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$20,200	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : 6 Units</i>					

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

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

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

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

Asset # : 72

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators Diesel	100%	4+	\$11,100	2042	**	1	\$22,800	
			<i>Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside On Roof - Exhaust Corroded</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Roof Mounted</i>					
Batteries Not Accessible	100%							
Fuel Storage Day Tank	20%			2049	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Size Unknown</i>					
Underground Storage	80%			LIFE	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : South Lot</i>					
			<i>Explanation : 15,000 Gallons Shared With Building Z</i>					
Lighting Interior Lighting Fluorescent	10%			2038	**	10	\$6,000	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2038	**	10	\$3,000	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	85%			2038	**			
Egress Lighting Emergency, Service	60%			2038	**	1		
Exit, Service	40%			2038	**	1		
Exterior Lighting HID	30%			2038	**	10	\$100	
No Component	70%							
Alarm Security System Generic	100%			2033	\$125,700	1	\$24,500	
Fire/Smoke Detection Generic, Analog	80%			2028	\$138,200	1-3	\$33,300	
Generic, Digital	20%			2038	**	1-3	\$8,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating Energy Source Utility Steam	100%			2033	\$21,400	1		

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

Asset # : 72

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	99%			2036	**	5	\$3,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dual Stage Reducing Station</i>								
Pres. Reducing Valve/LP Steam	1%			2042	**	5		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reducing Station For Service To Main Hospital At Roof</i>								
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$7,300	2041	**	4	\$1,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Radiation And 1 Reheat Pump In Basement.</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Sets Of 2 Shell And Tube Heat Exchangers And 2 Pumps Provide Perimeter Heating And Reheat Service Respectively. Services Also Provided To F And G Buildings.</i>								
Central Plant Steam Piping/Pmp	50%	0-2	\$47,100	2043	**	4	\$1,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Condensate Pump In Basement</i>								
Terminal Devices								
Air Handler	80%			2033	\$1,008,200	1	\$32,400	
Convactor/Radiator	20%			2031	\$109,500	1	\$4,200	
Controls								
Electrical	40%	0-2	\$148,900	2033	\$148,900			
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pump Drives In Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment And Devices Obsolete</i>								
Pneumatic	60%	0-2	\$233,000	2031	\$776,600			
<i>Maintenance Required, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Oil In The System Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Air Compressor System In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment And Devices Obsolete.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Split Unit	20%			2033	\$318,100			
No Component	80%							

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

Asset # : 72

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$106,500
Terminal Devices								
	Air Handler/Cool/Ht	80%			2033	\$207,900	1	\$32,400
	No Component	20%						
Heat Rejection								
	Dry Cooler	20%			2033	\$12,300	2	\$9,100
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Equipment No Longer In Use</i>					
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,800
Exhaust Fans								
	Roof	100%	2-4	\$2,600	2028	\$130,000	2	\$1,600
			<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : E F-2</i>					
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2033	\$860,100	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2028	\$13,400	4	\$2,100
Sewage Ejector(s)								
	Electric	100%			2033	\$35,100	4	\$3,900
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2053	**	1-5	\$33,000
Sprinkler								
	No Component	10%						
	Generic	90%	0-2	\$41,700	2043	**	1-2	\$14,300
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Rusting Pipes At Shut Off Valve Location In Basement.</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Emergency Building</i>					
			<i>Explanation : Sprinklers In Emergency Building Only. Sprinkler Heads Are Obsolete</i>					

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : COLER MEMORIAL HOSPITAL BLDG A
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.010 / 83 **Yr Built/Renovated** : 1950 /
Area Sq Ft : 183,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,Ph
Block : 1373 **Lot** : 50 **BIN** : 1086492

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,057,300	\$347,000
Interior Architecture	\$1,350,600	\$4,322,700
Electrical	\$462,500	\$2,581,600
Mechanical	\$783,100	\$1,499,900
Site Pavements	\$66,100	
Total	\$5,719,500	\$8,751,200
Importance Code A	\$3,057,300	\$347,000
Importance Code B	\$2,266,500	\$8,404,200
Importance Code C	\$395,800	
Total	\$5,719,500	\$8,751,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$7,700			\$20,800
Interior Architecture	\$7,400	\$18,500		\$287,200
Electrical	\$15,200	\$22,300	\$19,800	\$15,300
Mechanical	\$46,100	\$30,600	\$85,100	\$34,200
Site Pavements	\$64,600			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$164,700	\$95,000	\$128,600	\$381,200
Importance Code A	\$16,100	\$7,300	\$9,700	\$28,100
Importance Code B	\$104,300	\$87,800	\$118,900	\$353,100
Importance Code C	\$44,200			
Total	\$164,700	\$95,000	\$128,600	\$381,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$2,921,300	LIFE	**	5	\$347,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Repointing Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Window Lintels</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Perimeter Walls</i>								
Windows								
Aluminum	100%			2047	**	5	\$41,600	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$18,700	
Masonry: Limestone	5%			LIFE	**	5	\$1,200	
Roof								
Metal Panel	3%			2044	**	10	\$7,700	
Modified Bitumen	97%			2036	**	10	\$135,900	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2027	\$266,900	3	\$29,500	
Cast in Place Concrete	5%			LIFE	**	5	\$32,300	
Terrazzo	5%			LIFE	**	5	\$11,500	
Vinyl Tile	50%			2031	\$4,169,600	3	\$55,400	
Vinyl Tile 9" X 9"	35%	Now	\$932,400	2041	**	3	\$38,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$14,900	
Plaster	55%	Now	\$169,900	LIFE	**	5	\$41,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Perimeter</i>								
SGFT/Glazed Masonry	35%	Now	\$159,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairways</i>								
Ceilings								
AcousTileSusp.Lay-In	60%			2036	**	5	\$177,100	
Exposed Struc: Concrete	5%			LIFE	**	5	\$2,300	
Plaster	35%			LIFE	**	5	\$64,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2036	**	5-10		
No Component	95%							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	5%			2051		**		
Masonry: Brick	5%			2041		**		
No Component	90%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$20,400	2036		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
On-Site Walkways								
Asphalt	3%	Now	\$4,600	2046		**		
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Asphalt Walkway</i>					
Cast in Place Concrete	10%	Now	\$6,000	2036		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Pavers/Stone	2%	Now	\$9,600	2034		**		
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Stone Walkway</i>					
No Component	85%							
Parking/Driveway								
Asphalt	60%	Now	\$66,100	2034		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Parking Lots</i>					
Cast in Place Concrete	40%	0-2	\$24,100	2036		**		
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Parking Lots</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2061		**	5	\$4,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room 1st Floor</i>					
			<i>Explanation : Two 4,000 Ampere High Pressure Contact Main Disconnect Switches</i>					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051		**	5	\$4,800
Raceway								
Conduit	85%			2031	\$198,400		1	
Conduit	15%			2051		**	1	

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2047	**	5	\$200	
Fused Disc Sw	5%			2030	\$12,200	5	\$200	
Molded Case Bkrs	75%			2030	\$183,700	5	\$3,600	
Molded Case Bkrs	15%			2047	**	5	\$700	
Wiring								
Braided Cloth	65%	2-4	\$228,000	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2041	**	1		
Thermoplastic	15%			2041	**	1		
Motor Controllers								
Locally Mounted	40%			2029	\$230,200	5	\$500	
Locally Mounted	50%			2036	**	5	\$600	
Locally Mounted	10%			2044	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$56,600	
Generators								
Diesel	100%			2040	**	1	\$71,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 150 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2025	\$2,500	5	\$6,800	
Lighting								
Interior Lighting								
Fluorescent	20%			2036	**	10	\$33,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	65%			2031	\$1,859,600	10	\$109,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2036	**	10	\$8,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	10%			2036	**	10	\$16,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	45%			2036	**	1		
Emergency, Battery	10%			2031	\$31,600	10	\$4,400	
Exit, Service	45%			2031	\$36,500	1		
Exterior Lighting								
HID	20%			2026	\$175,500	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof An Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2031	\$35,300	1	\$6,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2036	**	1-3	\$11,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	80%			2034	**	1	\$72,700	
Pres. Reducing Valve/LP Steam	20%			2034	**	5	\$2,200	
Distribution								
Hot Wtr Piping/Pump	80%			2039	**	4	\$7,300	
Steam Piping/Pump	20%			2041	**			
Terminal Devices								
Air Handler	10%	0-2	\$70,800	2031	\$353,800	1	\$10,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : A2324 Mechanical Room</i>								
Air Handler	10%			2031	\$353,800	1	\$11,400	
Convactor/Radiator	80%			2036	**	1	\$47,500	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2026	\$712,300	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rooftop Chillers Abandoned In Place</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$47,900	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2036	**	2	\$25,600	
		<i>Other Observation, Extent : N/A, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Condenser Serves Lobby Unit In Building B</i>						
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$102,500	
Exhaust Fans								
Interior	95%			2031	\$792,200	2	\$5,400	
Roof	5%			2031	\$18,200	2	\$300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2036	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Galvanized Steel Throughout</i>						
		<i>Explanation : Piping Nearing End Of Useful Life</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Galvanized Steel Throughout</i>						
		<i>Explanation : Piping Nearing End Of Useful Life</i>						
Sump Pump(s)								
Non-Submersible	100%	Now	\$15,100	2031	\$37,600	4	\$3,900	
		<i>Broken, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Sump Pump In Steam Tunnels</i>						
		<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Sump Pump In Basement Of Building A</i>						
Backflow Preventer								
Generic	100%			2039	**	1	\$11,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : East Side Of Building A</i>						
		<i>Explanation : Located Outside Of The Building</i>						
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units From Basement To 6th Floor, 2 Units From 1st To 6th Floor</i>						
		<i>Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2041		**	1-5	\$92,700
Sprinkler								
Generic	100%			2041		**	1-2	\$51,500
Fire Pump								
Generic	100%			2034		**	1	\$34,300
Chemical System								
No Component	95%							
Generic	5%			2029	\$4,200		1-3	\$3,700
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Computer Room And Elevator Machine Room</i>						
		<i>Explanation : Computer Room And Elevator Machine Room</i>						

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.020 / 84 **Yr Built/Renovated** : 1950 / 2008
Area Sq Ft : 327,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1373 **Lot** : 50 **BIN** : 1040750

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$6,519,000	\$5,067,600
Interior Architecture	\$1,623,700	\$7,438,500
Electrical	\$1,116,000	\$1,291,700
Mechanical	\$1,394,100	\$1,268,100
Site Pavements	\$365,200	
Total	\$11,018,000	\$15,065,900
Importance Code A	\$6,519,000	\$5,067,600
Importance Code B	\$3,074,800	\$9,860,000
Importance Code C	\$1,424,200	\$138,300
Total	\$11,018,000	\$15,065,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$46,000		\$9,400	
Interior Architecture	\$81,600	\$30,900	\$16,900	\$839,300
Electrical	\$28,700	\$37,600	\$34,900	\$26,600
Mechanical	\$58,800	\$58,600	\$124,800	\$81,300
Site Enclosure	\$11,200			
Site Pavements	\$55,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$289,900	\$135,000	\$193,900	\$955,000
Importance Code A	\$72,000	\$25,900	\$39,600	\$25,900
Importance Code B	\$131,300	\$109,100	\$154,200	\$929,100
Importance Code C	\$86,700			
Total	\$289,900	\$135,000	\$193,900	\$955,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$62,700	
Glass Block	3%			LIFE	**	5	\$4,700	
Masonry: Brick	90%	Now	\$1,900,000	LIFE	**	5	\$225,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms B1-67, B1-68 And Other Areas Throughout</i>								
Window Wall	2%			2041	**	5	\$18,800	
Windows								
Aluminum	94%	Now	\$4,101,600	2056	**	5	\$42,100	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Aluminum	3%			2039	**	5	\$2,700	
Metal Louvers	3%			2034	**	10	\$16,800	
Parapets								
Masonry: Brick	50%	Now	\$293,600	LIFE	**	5	\$22,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,900	
Metal Rail	45%			2036	**	5-10	\$368,800	
Roof								
Copper/Terne	10%	Now	\$22,600	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Kitchen</i>								
Modified Bitumen	85%			2031	\$3,996,300	10	\$357,600	
Sloped Glazing	5%			LIFE	**	5	\$280,400	
Soffits								
Cast in Place Concrete	5%	0-2	\$5,300	LIFE	**	5	\$8,800	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
No Component	95%							

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2027	\$814,000	3	\$90,000	
Cast in Place Concrete	15%			LIFE	**	5	\$147,700	
Ceramic Tile	3%			2034	**	5	\$13,500	
Quarry Tile	5%			2036	**	5	\$33,800	
Terrazzo	7%	0-2	\$60,200	LIFE	**	5	\$24,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
Vinyl Tile	55%			2031	\$6,992,400	3	\$92,800	
Vinyl Tile 9" X 9"	5%	Now	\$203,100	2041	**	3	\$8,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And 1st Floor Rear Exit</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$32,900	
Ceramic Tile	1%			2044	**	5	\$6,600	
Glass: Single Pane	2%			LIFE	**	5	\$9,900	
Gypsum Board	13%			LIFE	**	5	\$51,400	
Gypsum Board	2%			LIFE	**	5	\$7,900	
Marble Panels	2%			LIFE	**			
Plaster	40%			LIFE	**	5	\$79,000	
SGFT/Glazed Masonry	35%	Now	\$1,059,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen, Corridors And Stairways</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2036	**	5	\$130,200	
AcousTileSusp.Lay-In	15%			2044	**	5	\$65,100	
AcousTileSusp.Lay-In	5%			2048	**	5	\$21,700	
Exposed Struc: Concrete	10%			LIFE	**	5	\$6,800	
Metal Panel	5%			LIFE	**	5	\$27,100	
Plaster	35%	Now	\$236,300	LIFE	**	5	\$95,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Connecting Corridor To C Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Connecting Corridor To C Building</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	10%			2051	**			
Chain Link	20%			2051	**			
No Component	70%							
Free Standing Walls								
Masonry: Brick	20%	Now	\$11,200	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Service Area</i>								
No Component	80%							

Site Pavements

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

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

Asset # : 84

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	10%	Now	\$15,200	2034		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Under Balconies</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Southwest End Of Building</i>								
Cast in Place Concrete	30%	Now	\$143,800	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northwest Park Area</i>								
No Component	60%							
Parking/Driveway								
Asphalt	25%	2-4	\$40,500	2034		**		
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rear Service Area</i>								
Cast in Place Concrete	50%	0-2	\$221,300	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Lots And Service Area</i>								
No Component	25%							

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

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$347,500	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2041	**	1		
Thermoplastic	20%			2051	**	1		
Motor Controllers								
Locally Mounted	70%			2029	\$445,300	5	\$1,500	
Locally Mounted	20%			2036	**	5	\$400	
Locally Mounted	5%			2044	**	5	\$100	
Variable Frequency Drive	5%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,800	
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	\$10,700	2044	**	1	\$90,600	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engineer's Office Automatic Transfer Switch Serving Fire Alarm System Failure</i>								
Generators								
Diesel	100%			2040	**	1	\$126,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 350 Kilowatts And One 100 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$2,500	5	\$12,100	
Fuel Storage								
Main Tank	50%			2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 12,000 Gallon Capacity</i>								
No Component	50%							
Lighting								

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	80%			2039	**	4	\$12,900	
Steam Piping/Pump	20%			2051	**			
Terminal Devices								
Convactor/Radiator	100%			2036	**	1	\$105,700	
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rooftop Units Located Under Cooling Section</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2036	**	2	\$5,000	
Split Unit	5%			2026	\$397,200			
Window/Wall Unit	70%			2026	\$887,200	1		
Distribution								
Ductwork/Diffusers	35%			LIFE	**	2	\$149,000	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$182,500	
Exhaust Fans								
Interior	80%			2031	\$1,187,000	2	\$8,000	
Roof	20%			2036	**	2	\$2,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2036	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$17,500	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : Provides Hot Water To All Buildings</i>								
HW Heat Exchanger								
Steam Fired	100%			2051	**	4	\$32,400	
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : Units Used As Backup For Hot Water Heaters</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
Sump Pump(s) Non-Submersible	100%			2026	\$67,000	4	\$6,900	
Sewage Ejector(s) Electric	100%			2036	**	4	\$19,500	
Backflow Preventer Generic	100%			2036	**	1	\$20,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building A Basement</i>								
<i>Explanation : Water Main Located In Adjacent Building</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor; 1 Unit From 1st To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe Generic	100%			2041	**	1-5	\$165,000	
Sprinkler Generic	100%			2041	**	1-2	\$91,700	
Chemical System No Component Generic	96%			2029	\$3,300	1-3	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen Hood And Elevator Machine Room</i>								
<i>Explanation : Kitchen Hood And Elevator Machine Room</i>								

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.030 / 85 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 188,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,Ph
Block : 1373 **Lot** : 50 **BIN** : 1096493

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,002,900	\$1,719,300
Interior Architecture	\$84,400	\$2,262,500
Electrical	\$296,900	\$2,712,300
Mechanical	\$937,500	\$3,317,100
Site Pavements	\$85,900	
Total	\$3,407,600	\$10,011,100
Importance Code A	\$2,246,400	\$1,719,300
Importance Code B	\$1,075,400	\$8,136,300
Importance Code C	\$85,900	\$155,500
Total	\$3,407,600	\$10,011,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture			\$36,600	\$38,200
Interior Architecture	\$47,000	\$9,000		\$21,500
Electrical	\$15,500	\$23,100	\$19,800	\$15,500
Mechanical	\$67,700	\$23,700	\$63,600	\$28,100
Site Pavements	\$9,700			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$164,500	\$80,400	\$144,800	\$127,900
Importance Code A	\$7,500	\$4,700	\$43,800	\$42,800
Importance Code B	\$145,500	\$75,800	\$101,000	\$85,000
Importance Code C	\$11,500			
Total	\$164,500	\$80,400	\$144,800	\$127,900



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$7,600	
Masonry: Brick	95%	Now	\$1,948,400	LIFE	**	5	\$231,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse And Throughout Perimeter</i>								
Windows								
Aluminum	100%			2047	**	5	\$76,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%	Now	\$54,500	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
Metal Rail	10%			2036	**	5-10	\$44,700	
Roof								
Copper/Terne	3%			2046	**	10	\$9,400	
Modified Bitumen	97%			2031		10	\$122,200	
Soffits								
Cast in Place Concrete	10%			LIFE	**	5	\$800	
No Component	90%							
Interior								
Floors								
Ceramic Tile	10%			2034	**	5	\$28,600	
Terrazzo	5%			LIFE	**	5	\$11,200	
Vinyl Tile	60%			2036	**	3	\$85,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Plank Vinyl Flooring Floated Above Existing</i>								
Vinyl Tile	25%			2031		3	\$26,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	1%	Now	\$11,200	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair To Basement Crawl Space</i>								
Gypsum Board	15%			LIFE	**	5	\$52,400	
Plaster	59%			LIFE	**	5	\$103,100	
SGFT/Glazed Masonry	20%			LIFE	**			

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	65%			2036	**	5	\$168,900	
Exposed Struc: Concrete	5%			LIFE	**	5	\$2,000	
Metal Panel	5%			LIFE	**	5	\$16,200	
Plaster	25%			LIFE	**	5	\$40,600	
Site Enclosure								
Fence/Gates								
Aluminum Picket	10%			2051	**			
Chain Link	20%			2041	**			
No Component	70%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	20%	0-2	\$3,900	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	80%							
On-Site Walkways								
Cast in Place Concrete	25%	0-2	\$300	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	75%							
Parking/Driveway								
Asphalt								
	20%	Now	\$85,900	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Building C</i>								
Pavers/Stone	80%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Of Building</i>								
<i>Explanation : Gravel Parking Area</i>								
Activity Yard								
Asphalt								
	10%	Now	\$5,400	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
No Component	90%							

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2051	**	5	\$5,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room 1st Floor</i>							
	<i>Explanation : One 2,000 Ampere And 1,200 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$5,000	
Raceway								
Conduit	80%			2031	\$186,800	1		
Conduit	20%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2047	**	5	\$200	
Fused Disc Sw	5%			2030	\$12,200	5	\$200	
Molded Case Bkrs	70%			2030	\$171,400	5	\$3,500	
Molded Case Bkrs	20%			2047	**	5	\$1,000	
Wiring								
Braided Cloth	60%	2-4	\$210,400	2056	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	20%			2031	\$70,100	1		
Thermoplastic	20%			2051	**	1		
Motor Controllers								
Locally Mounted	80%			2029	\$460,500	5	\$1,000	
Locally Mounted	20%			2044	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$58,000	
Generators								
Diesel	100%			2040	**	1	\$73,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 50 Kilowatt And One 56 Kilowatt</i>							
Batteries								
Lead/Acid	100%			2025	\$2,500	5	\$7,000	
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	30%			2036	**	10	\$51,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	50%			2031	\$1,467,000	10	\$86,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2036	**	10	\$17,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2036	**	10	\$17,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Emergency, Battery	5%			2031	\$16,200	10	\$2,300	
Exit, Service	45%			2031	\$37,400	1		
Exterior Lighting								
HID	30%			2031	\$269,900	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	70%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2031	\$36,200	1	\$7,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2031	\$49,700	1-3	\$11,600	

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2036	**	1	\$60,900	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Split Unit	5%	0-2	\$45,800	2041	**			
		<i>Damaged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof Elevator Machine Room Unit</i>						
Window/Wall Unit	95%			2026	\$694,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$105,200	
Exhaust Fans								
Interior	100%			2031	\$855,300	2	\$5,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2029	\$2,461,800	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	\$38,600	4	\$4,000	
Backflow Preventer								
Generic	100%			2036	**	1	\$11,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Of Building A</i>						
		<i>Explanation : Located In Adjacent Building</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 5th Floor</i>						
		<i>Explanation : Five Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2041	**	1-5	\$95,100	
Sprinkler								
Generic	100%			2057	**	1-2	\$52,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	No Component	98%						
	Generic	2%			2026	\$1,700	1-3	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Machine Room</i>								
<i>Explanation : Elevator Machine Room</i>								

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.050 / 87 **Yr Built/Renovated** : 1956 / 2009
Area Sq Ft : 42,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1373 **Lot** : 50 **BIN** : 1086491

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$904,600	\$586,100
Interior Architecture	\$61,600	\$1,156,600
Electrical	\$53,700	\$292,100
Mechanical	\$190,700	\$285,400
Total	\$1,210,600	\$2,320,100
Importance Code A	\$904,600	\$586,100
Importance Code B	\$306,000	\$1,734,100
Total	\$1,210,600	\$2,320,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$6,400			
Interior Architecture	\$27,500		\$23,900	\$6,000
Electrical	\$4,200	\$7,300	\$43,300	\$3,900
Mechanical	\$8,900	\$8,000	\$22,100	\$6,800
Site Pavements	\$2,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,600	\$19,300	\$93,200	\$20,600
Importance Code A	\$8,000	\$800	\$1,400	\$800
Importance Code B	\$41,000	\$18,500	\$91,900	\$19,800
Importance Code C	\$4,600			
Total	\$53,600	\$19,300	\$93,200	\$20,600



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$370,500	LIFE	**	5	\$88,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Bulkhead</i>								
Windows								
Aluminum	95%	Now	\$435,600	2056	**	5	\$4,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2034	**	10	\$2,900	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$5,200	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Metal Rail	60%			2036	**	5-10	\$162,300	
Roof								
Modified Bitumen	100%			2031		10	\$38,900	
Soffits								
Wood	5%	Now	\$3,500	2051	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Southwest Portion Of Building</i>								
No Component	95%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,900	
Terrazzo	20%			LIFE	**	5	\$10,700	
Vinyl Tile	60%	0-2	\$23,100	2031	\$1,156,600	3	\$15,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$61,600	2041	**	3	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$8,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Gypsum Board	25%			LIFE	**	5	\$26,500	
Plaster	50%			LIFE	**	5	\$26,500	
SGFT/Glazed Masonry	15%			LIFE	**			

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

Asset # : 87

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2036	**	5	\$47,800	
Exposed Struc: Concrete	5%			LIFE	**	5	\$500	
Plaster	25%			LIFE	**	5	\$10,700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	20%	Now	\$2,400	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	80%							
On-Site Walkways								
Cast in Place Concrete	10%	0-2	\$200	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Parking/Driveway								
Asphalt	20%			2034	**			
No Component	80%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2051	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 1,200 Ampere High Pressure Contact Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$1,100	
Raceway								
Conduit	80%			2031	\$49,200	1		
Conduit	20%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2030	\$3,100	5		
Fused Disc Sw	5%			2047	**	5		
Molded Case Bkrs	60%			2030	\$36,700	5	\$700	
Molded Case Bkrs	30%			2039	**	5	\$300	
Wiring								
Braided Cloth	60%	2-4	\$53,700	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2041	**	1		
Thermoplastic	20%			2041	**	1		

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

Asset # : 87

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Motor Controllers							
Locally Mounted	70%			2029	\$106,000	5	\$200
Locally Mounted	30%			2044	**	5	\$100
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$600
Stand-by Power							
Transfer Switches							
Automatic	100%			2044	**	1	\$12,900
Generators							
Diesel	100%			2040	**	1	\$16,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Outside</i>							
<i>Explanation : One 56 Kilowatt</i>							
Batteries							
Lead/Acid	100%			2025	\$2,500	5	\$1,600
Lighting							
Interior Lighting							
Fluorescent	30%			2036	**	10	\$11,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	55%			2036	**	10	\$21,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
<i>Explanation : Using T-12 Lamps</i>							
Fluorescent	5%			2036	**	10	\$1,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Hallways</i>							
<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Fluorescent	10%			2036	**	10	\$3,900
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
Egress Lighting							
Emergency, Service	45%			2031	\$11,900	1	
Emergency, Battery	5%			2031	\$3,600	10	\$500
Exit, Service	50%			2031	\$9,300	1	
Exterior Lighting							
HID	50%			2031	\$100,200	10	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Roof And Outside Perimeter</i>							
<i>Explanation : Operated Via Photocell</i>							
No Component	50%						
Alarm							
Security System							
No Component	80%						
Generic	20%			2031	\$16,100	1	\$3,100

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

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

Alarm

Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	**	1-3	\$5,300	

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

Heating

Conversion Equipment								
Heat Exchanger, Plate & Frame	40%			2034	**	1	\$8,300	
Pres. Reducing Valve/LP Steam	60%			2034	**	5	\$1,500	

Distribution

Hot Wtr Piping/Pump	40%			2039	**	4	\$800	
Steam Piping/Pump	60%	Now	\$4,100	2041	**			
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Valves In Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : By Valves In Basement</i>								

Terminal Devices

Air Handler	10%	Now	\$48,500	2041	**	1	\$2,300	
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 5409</i>								
Air Handler	25%	Now	\$20,200	2031	\$202,000	1	\$5,800	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
Convactor/Radiator	65%			2036	**	1	\$8,800	

Air Conditioning

Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2026	\$122,000	1		
No Component	25%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,400	
Exhaust Fans								
Roof	100%			2031	\$83,300	2	\$1,300	

Plumbing

H/C Water Piping								
Galvanized Steel	100%			2036	**	1		
HW Heat Exchanger								
Steam Fired	100%			2041	**	4	\$6,200	

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
	Sump Pump(s) Non-Submersible	100%			2039	**	4	\$900
	Backflow Preventer Generic	100%			2036	**	1	\$2,600
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit Which Malfunctions Often</i>								
Fire Suppression								
	Standpipe Generic	100%			2041	**	1-5	\$21,200
	Sprinkler Generic	100%			2057	**	1-2	\$11,800
	Chemical System No Component Generic	98% 2%			2026	\$7,100	1-3	\$6,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Machine Room</i>								
<i>Explanation : Elevator Machine Room</i>								

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : CONEY ISLAND HOSPITAL AMBULANCE
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.040 / 2671 **Yr Built/Renovated** : 1954 / 2013
Area Sq Ft : 8,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$96,400	\$34,800
Total	\$96,400	\$34,800
Importance Code A	\$96,400	\$34,800
Total	\$96,400	\$34,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$23,400		\$400	\$5,300
Interior Architecture		\$3,400	\$600	
Electrical	\$500	\$600	\$500	\$400
Mechanical	\$300	\$200	\$400	\$6,300
Site Pavements	\$22,600			
Total	\$47,000	\$4,100	\$1,800	\$12,000
Importance Code A	\$23,400		\$400	\$5,300
Importance Code B	\$900	\$4,100	\$1,100	\$6,700
Importance Code C	\$22,600		\$300	
Total	\$47,000	\$4,100	\$1,800	\$12,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$96,400	LIFE	**	5	\$11,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Corners</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Main Entrance And Garage Doors</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And East Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exterior Corners Of Building</i>								
Metal Sect. OHD	18%			2037	**	5	\$8,600	
Stucco Cement	5%			2037	**	5	\$1,900	
Window Wall	2%	Now	\$9,500	2062	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Drafty And Misaligned</i>								
<i>Explanation : Poorly Installed</i>								
Windows								
Aluminum	40%			2031		5	\$700	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : West Facade, East Facade Transom</i>								
Aluminum	60%			2048	**	5	\$1,100	
Parapets								
Masonry: Brick	90%	Now	\$10,900	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And East Facades</i>								
Pre-Cast Concrete	10%	Now	\$3,100	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$10,300	
Ceramic Tile	5%			2041	**	5	\$500	
Vinyl Tile	45%			2037	**	3	\$1,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$700	
Concrete Masonry Unit	15%			LIFE	**	5	\$800	
Fiberglass Panel	15%			LIFE	**			
Gypsum Board	45%			LIFE	**	5	\$3,600	
Masonry: Brick	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	60%			2045	**	5	\$5,600	
Exposed Struc: Concrete	40%			LIFE	**	5	\$600	
Site Enclosure								
Retaining Walls								
Under Construction	100%							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	**			
Parking/Driveway								
Asphalt	100%	Now	\$22,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Aprons At Garage Bays</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storm Drain Overflow In Front Of Main Entrance</i>								

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

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

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

Lighting

Egress Lighting								
Emergency, Service	50%			2040	**	1		
Emergency, Battery	10%			2040	**	10	\$200	
Exit, Service	40%			2040	**	1		
Exterior Lighting								
HID	25%			2040	**	10		
LED	5%			2040	**			
No Component	70%							

Alarm

Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$4,900	

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

Heating

Energy Source								
Plant Campus Steam / PRV	100%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Adjacent Power Plant Building. Pressure Reducing Valve Located In The Power Plant</i>								

Distribution								
Steam Piping/Pump	100%			2052	**			
Terminal Devices								
Air Handler	40%			2037	**	1	\$1,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
Convactor/Radiator	10%			2037	**	1	\$200	
Unit Heater - Steam	50%			2032	\$18,300	4	\$400	

Air Conditioning

Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	25%			2042	**	2	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Window/Wall Unit	25%			2027	\$6,100	1		
No Component	50%							

Ventilation

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

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

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : CONEY ISLAND HOSPITAL HAMMETT BUILDING
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.020 / 89 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 74,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4,6
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,921,800	\$113,400
Interior Architecture		\$1,846,700
Electrical	\$231,100	\$1,302,700
Mechanical	\$389,700	\$1,085,400
Total	\$2,542,600	\$4,348,200
Importance Code A	\$1,921,800	\$166,500
Importance Code B	\$620,800	\$4,181,700
Total	\$2,542,600	\$4,348,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$78,400	\$1,500		\$9,300
Interior Architecture	\$61,600	\$6,400		\$13,900
Electrical	\$12,100	\$13,800	\$13,100	\$24,700
Mechanical	\$11,300	\$17,000	\$12,500	\$24,700
Site Pavements	\$6,900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$182,100	\$50,600	\$37,500	\$84,400
Importance Code A	\$79,400	\$2,600	\$1,000	\$10,500
Importance Code B	\$102,700	\$43,500	\$36,400	\$73,900
Importance Code C		\$4,500		
Total	\$182,100	\$50,600	\$37,500	\$84,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2052	**	10	\$16,600	
Masonry: Brick	80%	Now	\$955,000	LIFE	**	5	\$113,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Facades</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 60%</i>								
<i>Location : North And West Elevations</i>								
Masonry: Limestone	10%	Now	\$342,500	LIFE	**	5	\$10,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North East Corner Between 4th And 5th Floors</i>								
Window Wall	5%	Now	\$22,000	2052	**	5	\$13,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2040	**	5	\$3,100	
Parapets								
Masonry: Brick	90%	Now	\$69,400	LIFE	**	5	\$5,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corners Of Building</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Parapet Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North East Corner</i>								
Masonry: Limestone	10%	0-2	\$15,100	LIFE	**	5	\$700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornice</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North East Corner And West Facade At Coping</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North East Corner</i>								

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

Asset # : 89

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$99,900	2027	\$332,900			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Mechanical Penthouse</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout Main Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Mechanical Penthouse</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout Main Roof</i>							
Modified Bitumen	20%			2037	**	10	\$9,300	
Panel/Paver: Cer/Brk	5%	Now	\$32,000	2062	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof Adjacent To Stair T</i>							
Plaza Roof: Stone Panels	10%	Now	\$122,200	2062	**			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Activity Yard Adjacent To Occupational / Physical Therapy Room</i>							
	<i>Explanation : Worn, Eroded, Cracking, Crumbling, Ponding, Unsafe</i>							
Roll Roofing	5%	Now	\$9,300	2034	**	5	\$1,900	
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Engineer Office</i>							
Soffits								
Metal Panel	100%			2042	**	5-10		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Entry Canopy</i>							
	<i>Explanation : Main Entry Canopy</i>							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,800	
Ceramic Tile	5%			2035	**	5	\$3,800	
Vinyl Tile	85%	4+	\$36,900	2032	\$1,846,700	3	\$24,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$9,100	
Glass: Single Pane	5%			LIFE	**	5	\$6,800	
Gypsum Board	15%			LIFE	**	5	\$16,300	
Plaster	75%			LIFE	**	5	\$40,700	

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

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

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

Asset # : 89

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	50%	4+	\$12,700	2037	**	5	\$24,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%			2037	**	5	\$11,500	
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,200	
Plaster	25%	4+	\$12,000	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bridge Connecting To Main Building</i>								
Site Enclosure								
Fence/Gates								
Chain Link	15%			2042	**			
Iron Picket	85%			2052	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$6,900	2037	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Ocean Parkway Side By Bus Stop</i>								
On-Site Walkways								
Cast in Place Concrete	20%			2037	**			
Not Accessible	80%							
Parking/Driveway								
Not Accessible	100%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$25,900	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$166,200	5	\$2,000	
Raceway								
Conduit	100%			2032	\$118,500	1		
Panelboards								
Fused Disc Sw	10%			2031	\$9,200	5	\$200	
Molded Case Bkrs	90%			2031	\$82,600	5	\$1,800	
Wiring								
Braided Cloth	70%	2-4	\$124,500	2057	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2032	\$53,300	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 89

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2030	\$242,400	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	\$14,000	1	\$22,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Three Automatic Transfer Switches</i>						
Generators								
Diesel	100%			2041	**	1	\$28,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Parking Lot Behind Building</i>						
		<i>Explanation : 300 Kilowatt Temporary Diesel Generator Installed</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2032	\$639,600	10	\$37,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2040	**	10	\$9,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Egress Lighting								
Emergency, Service	10%			2040	**	1		
Emergency, Service	40%			2032	\$12,900	1		
Exit, Service	50%			2027	\$11,300	1		
Exterior Lighting								
HID	30%			2027	\$106,600	10	\$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2037	**	1	\$27,800	
Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$45,900	

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

Heating

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

Asset # : 89

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2032	\$2,900	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 4th Floor Mechanical Equipment Room</i>						
		<i>Explanation : Steam Comes From Separate Power Plant Building Pressure Reducing Valve Station Located In Power Plant Building</i>						
Conversion Equipment								
Heat Exchanger, Plate & Frame	40%			2028	\$53,100	1	\$10,200	
		<i>Other Observation, Extent : N/A, Area Affected : 40%</i>						
		<i>Location : 4th Floor Mechanical Equipment Room</i>						
		<i>Explanation : 2 Units</i>						
No Component	60%							
Distribution								
Hot Wtr Piping/Pump	40%			2040	**	4	\$1,500	
Steam Piping/Pump	60%			2052	**			
Terminal Devices								
Air Handler	20%			2032	\$79,100	1	\$6,400	
Convactor/Radiator	40%			2037	**	1	\$6,600	
Induction Unit	40%			2035	**	1	\$6,600	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2027	\$310,100	1	\$9,500	
		<i>Other Observation, Extent : N/A, Area Affected : 40%</i>						
		<i>Location : 4th Floor Mechanical Room</i>						
		<i>Explanation : Using 410a Refrigerant.</i>						
Split Unit	10%			2037	**			
		<i>Other Observation, Extent : N/A, Area Affected : 5%</i>						
		<i>Location : Ground Floor Back Yard</i>						
		<i>Explanation : Supply 1st Floor</i>						
Window/Wall Unit	40%			2027	\$79,600	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2042	**	4	\$1,000	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2032	\$367,000	1	\$12,700	
No Component	60%							
Heat Rejection								
Water Cooling Tower	100%			2033	\$238,900	2	\$51,700	
Ventilation								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	40%			LIFE	**	2-5	\$11,500
No Component	60%						
Exhaust Fans							
Interior	40%			2032	\$93,200	2	\$600
Roof	10%			2032	\$10,200	2	\$200
No Component	50%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2042	**	1	
HW Heat Exchanger							
Steam Fired	100%			2032	\$254,100	4	\$7,600
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>			
				<i>Location : 1st Floor - Room 150</i>			
				<i>Explanation : 2 Units</i>			
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2026	\$2,300	4	\$1,600
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>			
				<i>Location : 1st Floor</i>			
				<i>Explanation : 2 Units</i>			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Gearless Traction	100%			LIFE	**		
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>			
				<i>Location : 1st Floor To 6th Floor</i>			
				<i>Explanation : Two Units</i>			
Fire Suppression							
Standpipe							
Generic	100%			2042	**	1-5	\$26,900
Sprinkler							
No Component	50%						
Generic	50%			2052	**	1-2	\$7,200
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>			
				<i>Location : 3rd, 4th And 5th Floor</i>			
				<i>Explanation : Three Floors Out Of Six</i>			

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG.
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.010 / 88 **Yr Built/Renovated** : 1953 / 2018
Area Sq Ft : 722,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,9,10,11,13,14
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,357,900	\$2,776,000
Interior Architecture	\$1,368,000	\$1,266,700
Electrical	\$1,849,700	\$2,621,600
Mechanical	\$13,170,700	\$2,077,300
Total	\$17,746,200	\$8,741,600
Importance Code A	\$1,357,900	\$2,776,000
Importance Code B	\$16,388,300	\$5,668,900
Importance Code C		\$296,600
Total	\$17,746,200	\$8,741,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$58,100			\$47,200
Interior Architecture		\$40,000	\$34,900	\$140,000
Electrical	\$97,400	\$107,400	\$95,900	\$92,500
Mechanical	\$130,000	\$84,100	\$204,200	\$91,100
Site Pavements	\$31,900			
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Total	\$441,800	\$355,900	\$459,300	\$495,200
Importance Code A	\$82,800	\$31,000	\$24,700	\$71,900
Importance Code B	\$327,100	\$324,900	\$399,700	\$423,300
Importance Code C	\$31,900		\$34,900	
Total	\$441,800	\$355,900	\$459,300	\$495,200



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

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

Asset # : 88

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

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

Asset # : 88

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	35%			2032	\$1,201,700	10	\$100,700	
	<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Copper/Terne	2%			2047	* *	10	\$14,400	
Fluid Applied Roofing	10%	Now	\$206,200	2072	* *			
	<i>Patching Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 8th Floor Balcony</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 8th Floor Balcony</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Areas Below 8th Floor Balcony</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 8th Floor Balcony</i>							
Modified Bitumen	35%			2037	* *	10	\$100,700	
	<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : South Building Wings And Central Core Roofs</i>							
Modified Bitumen	8%	4+	\$25,700	2032	\$257,200			
	<i>Ponding, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Lower One Story Roof Areas</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Lower One Story Roof Areas</i>							
Panel/Paver: Cer/Brk	2%	Now	\$79,200	2062	* *			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 3rd Floor Off Of Physical Training Room</i>							
	<i>Vegetation Growth, Extent : Light, Area Affected : 75%</i>							
	<i>Location : 3rd Floor Off Of Physical Training Room</i>							
Traffic Topping	8%	Now	\$202,700	2042	* *			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 3rd Floor Activity Roof Off Of Physical Therapy</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 3rd Floor Activity Roof Off Of Physical Therapy</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 3rd Floor Activity Roof Off Of Physical Therapy</i>							
	<i>Explanation : This Roof Is A Plaza Roof Comprised Of Multiple Failing Materials Including Granite, Asphalt And Concrete</i>							
Soffits								
Cast in Place Concrete	10%			LIFE	* *	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Canopy At Loading Dock</i>							
	<i>Explanation : None</i>							
Metal Panel	2%			2042	* *	5-10		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Main Entry Canopy</i>							
	<i>Explanation : None</i>							
Stucco Cement	88%			2037	* *	5		

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

Asset # : 88

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$116,700	
Ceramic Tile	5%			2041	**	5	\$53,300	
Ceramic Tile	5%			2041	**	5	\$53,300	
Quarry Tile	5%			2037	**	5	\$80,000	
Raised Access Floor	2%			2035	**	5	\$80,000	
Terrazzo	3%			LIFE	**	5	\$25,000	
Vinyl Tile	75%	4+	\$452,000	2037	**	3	\$300,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	6%			2041	**	5	\$69,800	
Concrete Masonry Unit	15%			LIFE	**	5	\$69,800	
Glass: Single Pane	2%			LIFE	**	5	\$17,400	
Gypsum Board	15%			LIFE	**	5	\$104,700	
Marble Panels	2%			LIFE	**			
Plaster	35%			LIFE	**	5	\$122,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2037	**	5	\$133,300	
AcousTileSusp.Lay-In	25%	Now	\$90,700	2045	**	5	\$133,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Room And Kitchen Storage</i>								
Exposed Struc: Concrete	5%	Now	\$163,400	LIFE	**	5	\$8,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Kitchen</i>								
Metal Panel	30%	Now	\$541,900	LIFE	**	5	\$400,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Corridors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Corridors</i>								
Plaster	30%			LIFE	**	5	\$200,000	
Site Enclosure								
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			
On-Site Walkways								
Cast in Place Concrete	85%	0-2	\$3,900	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas Adjacent To Loading Dock Areas</i>								
Under Construction	15%							

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

Asset # : 88

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway								
Asphalt	60%	0-2	\$16,700	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Parking Areas</i>								
Cast in Place Concrete	30%	0-2	\$11,400	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Inner Courtyard Driveway On East Side Of Building</i>								
Under Construction	10%							
Activity Yard								
Pavers/Stone	100%			2035		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : West Inner Courtyard Area</i>								
<i>Explanation : Location Noted.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2058		**	\$2,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches For Sections C And D</i>								
Fused Disc Sw	30%			2058		**	\$900	
Transformers								
Dry Type	100%			2037		**	\$2,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt-ampere, 480 Hv-208/120 Low Voltage</i>								
Switchgear / Switchboard								
Air Circuit Breaker	40%			2042		**	\$1,500	
Fused Disc Sw	50%			2058		**	\$1,600	
Fused Disc Sw	10%			2032	\$86,400	5	\$300	
Raceway								
Conduit	70%			2032	\$653,700	1		
Conduit	30%			2058		**		
Panelboards								
Fused Disc Sw	5%			2031	\$49,000	5	\$800	
Fused Disc Sw	5%			2054		**	\$800	
Molded Case Bkrs	60%			2031	\$587,700	5	\$11,400	
Molded Case Bkrs	30%			2054		**	\$5,700	

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

Asset # : 88

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$695,100	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2058	**	1		
Thermoplastic	10%			2032	\$139,000	1		
Motor Controllers								
Locally Mounted	10%			2030		5	\$500	
Motor Control Center	40%			2030	\$714,300	5	\$7,900	
Motor Control Center	45%			2049	**	5	\$8,900	
Variable Frequency Drive	5%			2045	**			
Ground								
Grounding Devices								
Not Accessible	50%							
Not Accessible	50%							
Stand-by Power								
Transfer Switches								
Automatic	65%			2049	**	1	\$144,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Twenty Automatic Transfer Switches</i>								
Automatic	35%			2030	\$37,400	1	\$77,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Twelve Automatic Transfer Switches</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2042	**	10	\$261,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2037	**	10	\$130,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2037	**	10	\$65,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2037	**	10	\$130,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	10%			2040	**			

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

Asset # : 88

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

Lighting

Egress Lighting								
Emergency, Service	20%			2037	**	1		
Emergency, Service	40%			2042	**	1		
Emergency, Battery	5%			2032	\$61,200	10	\$8,600	
Exit, Service	10%			2032	\$31,400	1		
Exit, Service	25%			2042	**	1		
Exterior Lighting								
HID	24%			2027	\$827,700	10	\$500	
HID	6%			2042	**	10	\$100	
No Component	70%							

Alarm

Security System								
Generic	100%			2037	**	1	\$270,000	
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$445,500	

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

Heating

Energy Source								
Plant Campus Steam / PRV	100%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								

Conversion Equipment								
Heat Exchanger, Plate & Frame	70%			2035	**	1	\$246,700	
<i>Other Observation, Extent : N/A, Area Affected : 70%</i>								
<i>Location : 2 Units In Basement, 1 Unit On 2nd Floor, 1 Unit On 8th Floor, 4 Units On 1st Floor, 2 Units On 13th Floor - Mechanical Equipment Room</i>								
<i>Explanation : 10 Units</i>								
Pres. Reducing Valve/LP Steam	30%			2035	**	5	\$12,700	

Distribution								
Hot Wtr Piping/Pump	70%			2048	**	4	\$36,900	
Steam Piping/Pump	30%			2042	**			

Terminal Devices								
Air Handler	30%			2027	\$4,114,000	1	\$132,200	
Convactor/Radiator	70%	Now	\$83,400	2037	**	1	\$145,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermostatic Valves Need Repair Or Replacement</i>								

Air Conditioning

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District Chilled Water	5%			2052	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : 4th Floor Of New Wing</i>								
<i>Explanation : Chilled Water Supplied By Power Plant</i>								
Electricity	95%			2040	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	3%			2041	**	1	\$23,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Units Serve Labor And Delivery Rooms</i>								
Centrifugal, Elec Chiller	2%			2028	\$297,200	1	\$15,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life / Serves Emergency Room</i>								
Interior Pkg Unit - Cooling	10%			2026	\$1,152,500	2	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Many Units On Extended Life</i>								
Exterior Pkg Unit - Cooling	10%			2032	\$799,000	2	\$4,400	
Split Unit	15%			2037	**			
Window/Wall Unit	60%			2025	\$1,656,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2042	**	4	\$1,800	
No Component	95%							
Terminal Devices								
Air Handler/Dir Expansion	20%			2027	\$2,794,300	1		
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2032	\$422,000	2	\$99,300	
Water Cooling Tower	10%			2026	\$368,100	2	\$71,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof / Serves Nuclear Medicine Room</i>								
No Component	70%							
Dehumidifier								
Generic	100%			2036	**			
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : 10th Floor Roof</i>								
<i>Explanation : 1 Unit</i>								

Ventilation

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

Asset # : 88

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$397,400	
Exhaust Fans								
Interior	90%			2027	\$2,908,800	2	\$19,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof	10%			2032	\$141,400	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
HW Heat Exchanger								
Steam Fired	100%			2042	**	4	\$70,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Equipment Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$148,000	4	\$22,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 8 Units From 1st To 11th Floor, 1 Unit From 1st To 7th Floor</i>								
<i>Explanation : 9 Units Of Which Two Are Under Construction</i>								
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$372,700	
Sprinkler								
No Component	80%							
Generic	20%			2042	**	1-2	\$39,900	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : CONEY ISLAND HOSPITAL POWER PLANT
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.030 / 90 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 18,604 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,405,900	\$93,000
Interior Architecture	\$132,100	\$57,900
Electrical		\$1,546,500
Mechanical		\$567,700
Total	\$1,538,000	\$2,265,100
Importance Code A	\$1,405,900	\$159,500
Importance Code B	\$76,800	\$2,105,600
Importance Code C	\$55,300	
Total	\$1,538,000	\$2,265,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$5,000	\$3,200		\$41,200
Interior Architecture		\$300	\$100	
Electrical	\$26,400	\$2,900	\$2,500	\$15,900
Mechanical	\$5,200	\$8,200	\$5,500	\$8,200
Site Pavements	\$12,400			
Total	\$49,000	\$14,600	\$8,100	\$65,300
Importance Code A	\$6,800	\$5,100	\$1,800	\$43,100
Importance Code B	\$29,800	\$9,500	\$6,300	\$22,200
Importance Code C	\$12,400			
Total	\$49,000	\$14,600	\$8,100	\$65,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$532,900	LIFE	**	5	\$31,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade And East Facade At Tank Room</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Outside Corners, Expansion Joints And Wall Penetrations</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades And Interior Courtyard</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wall Penetrations Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	20%			2040	**	5	\$600	
Metal Louvers	15%			2035	**	10	\$2,900	
Steel	65%	Now	\$93,000	2057	**	5	\$12,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	65%	Now	\$100,200	LIFE	**	5	\$3,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Parapet Wall Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Metal Panel	5%			2042	**	5	\$1,200	
Metal Rail	10%			2037	**	5-10	\$10,800	
Metal: Cage/Fence	10%			2037	**	5-10	\$4,600	
Pre-Cast Concrete	10%	Now	\$5,000	LIFE	**	5	\$3,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Walls</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$111,000	2042	**			1
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Storage Area, Carpenter Shops And Lower Roof - East Side</i>								
Copper/Terne	5%			2047	**	10	\$5,800	
Modified Bitumen	40%			2037	**	10	\$18,600	
Single Ply Membrane	15%			2027	\$146,100	10	\$7,000	
Skylight, Metal/Glass	5%	Now	\$66,800	2042	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	15%	Now	\$355,900	LIFE	**	5	\$93,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Transom Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Transom Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$57,900	
Ceramic Tile	2%			2035	**	5	\$600	
Vinyl Tile	3%			2032	\$23,600	3	\$300	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Masonry: Brick	90%	Now	\$55,300	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Plumbing Shop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices - Plumbing Shop</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Concrete	90%	Now	\$76,800	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Plumber Shop And Mezzanine Storage</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Plumber Shop And Mezzanine Storage</i>								
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Actually Concrete Metal Decking</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Sidewalks</i>								
Parking/Driveway								
Asphalt	100%	Now	\$7,700	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Areas</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Areas And Loading Docks</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	80%			2032	\$53,200	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 5,000 Ampere Main Disconnect Switches For Generator And Mechanical Equipment</i>								
Air Circuit Breaker	20%			2032	\$13,300	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Ampere Main Disconnect Switch For The Building</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2032	\$190,800	5		
Molded Case Bkrs	70%			2032	\$445,200	5	\$300	

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2032	\$722,800	1		
Conduit	10%			2058	**	1		
Panelboards								
Fused Disc Sw	15%			2031	\$14,700	5	\$100	
Molded Case Bkrs	65%			2031	\$63,500	5	\$300	
Molded Case Bkrs	20%			2054	**	5	\$100	
Wiring								
Braided Cloth	40%	2-4	\$22,000	2057	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	40%			2032	\$22,000	1		
Thermoplastic	20%			2058	**	1		
Motor Controllers								
Locally Mounted	10%			2049	**	5		
Locally Mounted	20%			2030	\$7,200	5		
Motor Control Center	70%			2030	\$35,100	5	\$400	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$100	
Generic	50%			LIFE	**	5	\$100	
Stand-by Power								
Transfer Switches								
Automatic	60%			2030	\$6,700	1	\$3,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1st Floor</i>						
		<i>Explanation : Four Automatic Transfer Switches</i>						
Automatic	40%			2049	**	1	\$2,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1st Floor</i>						
		<i>Explanation : Two Automatic Transfer Switches</i>						
Generators								
Diesel	70%			2028	\$57,700	1	\$5,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room 1st Floor</i>						
		<i>Explanation : Two 1,200 Kilowatts</i>						
Diesel	30%			2045	**	1	\$2,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 300 Kilowatts</i>						
Batteries								
Lead/Acid	70%			2024	\$1,800	5	\$500	
Nickel Cadmium	30%			2027	\$800	5	\$1,200	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	20%			2054	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 275 Gallons</i>								
Day Tank	40%			2031	\$10,500	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room 1st Floor</i>								
<i>Explanation : Two 112 Gallons</i>								
Main Tank	40%			2035	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fuel Storage Room 1st Floor</i>								
<i>Explanation : One 25,000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2037	**	10	\$10,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Work Shop And Electrical Room, Offices And Mechanical Equipment Room</i>								
Fluorescent	10%			2037	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	30%			2042	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Emergency, Service	10%			2042	**	1		
Emergency, Battery	5%			2032	\$1,600	10	\$200	
Exit, Service	35%			2032	\$2,900	1		
Exterior Lighting								
HID	15%			2032	\$13,300	10		
LED	15%			2040	**			
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$11,500	

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								
Interruptible Gas/Dual Fuel	100%			2062	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2052	**	1	\$18,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Steam Boilers</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2052	**	4	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Provides Steam To The Other Campus Buildings</i>								
Terminal Devices Fan Coil Unit/Heat	100%			2032	\$471,600	1	\$6,000	
Air Conditioning								
Energy Source Plant Campus Steam / PRV	100%			2042	**	1		
Conversion Equipment Absorption Chiller/Direct Fire	100%			2037	**	1	\$20,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used</i>								
Heat Rejection Water Cooling Tower	100%			2033	\$96,100	2	\$18,700	
Ventilation								
Exhaust Fans Roof	70%			2032	\$25,800	2	\$400	
Wall Unit	30%			2032	\$2,500	2	\$200	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2037	**	1		
HW Heat Exchanger Steam Fired	100%			2042	**	4	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Provides Hot Water To Adjacent Building</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2032	\$3,800	4	\$600	
Fixtures								
Generic	100%							

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : CONEY ISLAND HOSPITAL TOWER BUILDING
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.070 / 14325 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 122,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,8
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$181,600	\$1,461,600
Interior Architecture	\$351,900	\$3,799,500
Electrical	\$111,900	
Total	\$645,400	\$5,261,100
Importance Code A	\$181,600	\$1,461,600
Importance Code B	\$463,800	\$3,650,400
Importance Code C		\$149,100
Total	\$645,400	\$5,261,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				\$71,200
Interior Architecture		\$40,700		
Electrical	\$15,100	\$17,700	\$15,100	\$16,900
Mechanical	\$36,900	\$26,800	\$36,900	\$40,400
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$91,500	\$124,600	\$91,500	\$167,900
Importance Code A	\$3,600	\$3,600	\$5,100	\$75,100
Importance Code B	\$87,900	\$121,000	\$86,500	\$92,900
Importance Code C				
Total	\$91,500	\$124,600	\$91,500	\$167,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	75%			2052	**	5-10	\$665,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$21,000	
Window Wall	20%			2052	**	5	\$96,900	
Windows								
Aluminum	100%			2048	**	5	\$54,100	
Parapets								
Metal Panel	75%			2052	**	5	\$26,900	
Pre-Cast Concrete	25%			LIFE	**	5	\$14,600	
Roof								
Modified Bitumen	100%			2032	\$897,100	10	\$80,300	
Soffits								
Metal Panel	100%			2052	**	5-10	\$33,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Entry Canopy</i>								
<i>Explanation : None</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$28,800	
Sheet Vinyl/Rubber	20%	Now	\$351,900	2032	\$3,518,600	5	\$39,400	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridors</i>								
Terrazzo	20%			LIFE	**	5	\$41,100	
Vinyl Tile	55%			2037	**	3	\$54,200	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$45,900	
Glass: Special Gauge	5%			LIFE	**	1		
Gypsum Board	65%			LIFE	**	5	\$149,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2045	**	5	\$45,200	
Gypsum Board	70%			LIFE	**	5	\$131,800	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2045	**			
Panel/Paver: Concrete	10%			2052	**			
Parking/Driveway								
Asphalt	100%			2035	**			

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

Under 600 Volts

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

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

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

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

Asset # : 14325

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	80%			2052	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room First Floor</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2052	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room First Floor</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Air Circuit Breaker	70%			2052	**	5	\$400	
Molded Case Bkrs	30%			2052	**	5	\$1,000	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	10%			2048	**	5	\$300	
Molded Case Bkrs	90%			2048	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	70%			2045	**	5	\$600	
Variable Frequency Drive	30%			2049	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$37,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room First Floor</i>								
<i>Explanation : Six Automatic Transfer Switches</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2037	**	10	\$22,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	75%			2037	**	10	\$83,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2037	**	10	\$5,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

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

Lighting

Egress Lighting								
Emergency, Service	58%			2037	**	1		
Emergency, Battery	2%			2037	**	10	\$600	
Exit, LED	40%			2060	**	1		
Exterior Lighting								
HID	30%			2037	**	10	\$100	
No Component	70%							

Alarm

Security System								
Generic	100%			2037	**	1	\$45,600	
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$75,200	

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

Heating

Energy Source								
Plant Campus Steam / PRV	100%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								

Conversion Equipment								
Heat Exchanger, Plate & Frame	60%			2035	**	1	\$36,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Power Plant Building</i>								
<i>Explanation : Located In Power Plant</i>								

Pres. Reducing Valve/LP Steam	40%			2041	**	5	\$2,900	
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Distribution								
Hot Wtr Piping/Pump	60%			2048	**	4	\$5,400	
Steam Piping/Pump	40%			2052	**			

Terminal Devices								
Air Handler	40%			2037	**	1	\$30,200	
Fan Coil Unit/Heat	30%			2037	**	1	\$11,800	
Induction Unit	30%			2041	**	1	\$11,800	

Air Conditioning

Energy Source								
District Chilled Water	90%			2052	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Power Plant Building</i>								
<i>Explanation : Chilled Water Comes From Power Plant</i>								
Electricity	10%			2048	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	10%			2037	**		
	No Component	90%						
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$9,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Room 108k</i>								
<i>Explanation : Equipment Room Located On The 1st Floor</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$75,400
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000
Exhaust Fans								
	Roof	100%			2037	**	2	\$3,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2052	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2052	**	4	\$18,100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor - Room 191</i>								
<i>Explanation : 2 Units, Located Behind The Computer Room</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	No Component	50%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : One In Front, One In Rear</i>								
<i>Explanation : 2 Main Valve Boxes With 90 Percent New Backflow Preventer</i>								
	Generic	50%			2037	**	1	\$3,700
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fire Pump Room 191</i>								
<i>Explanation : For Sprinkler Service</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Gearless Traction	100%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor To 8th Floor</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								

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

Asset # : 14325

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	\$61,500	
Sprinkler								
Generic	100%			2052	* *	1-2	\$34,200	
Fire Pump								
Generic	100%			2041	* *	1	\$22,800	

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,514,800	\$135,300
Interior Architecture	\$77,600	
Electrical		\$320,100
Mechanical		\$1,010,200
Site Pavements		\$617,300
Total	\$1,592,400	\$2,082,900
Importance Code A	\$1,514,800	\$235,000
Importance Code B	\$77,600	\$1,230,600
Importance Code C		\$617,300
Total	\$1,592,400	\$2,082,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$52,800			
Interior Architecture	\$46,600		\$4,200	\$1,100
Electrical	\$67,600	\$55,500	\$800	\$800
Mechanical	\$56,000	\$17,300	\$13,400	\$2,900
Site Enclosure	\$6,900			
Site Pavements	\$13,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$247,600	\$76,800	\$22,300	\$8,800
Importance Code A	\$53,900	\$1,600	\$1,100	\$1,100
Importance Code B	\$179,100	\$75,200	\$21,200	\$7,700
Importance Code C	\$14,600			
Total	\$247,600	\$76,800	\$22,300	\$8,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG B
Asset # : 1003

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$597,200	LIFE	**	5	\$70,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, West (Entry) Facade</i>								
Masonry: Marble	5%	Now	\$35,700	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Window Lintels</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$474,600	2055	**	5	\$64,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	60%	Now	\$69,200	LIFE	**	5	\$1,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior/ Exterior Faces</i>								
Masonry: Marble	40%	Now	\$16,400	LIFE	**	5	\$1,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$373,800	2040		**		
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout And At Connection To Building A</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along South And East Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%	Now	\$700	2035		**	5	\$100
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Awnings Over Two Rear Entrance Doors</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		**	5	\$13,300
Ceramic Tile	5%			2039		**	5	\$3,100
Terrazzo	15%			LIFE		**	5	\$7,200
Vinyl Tile	55%			2035		**	3	\$12,600
Vinyl Tile	15%	Now	\$77,600	2040		**	3	\$3,400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	4%			2039		**	5	\$1,600
Concrete Masonry Unit	10%			LIFE		**	5	\$1,600
Glass: Single Pane	2%			LIFE		**	5	\$600
Gypsum Board	60%			LIFE		**	5	\$14,800
Metal Panel	2%			LIFE		**		
Marble Panels	2%			LIFE		**		
SGFT/Glazed Masonry	20%			LIFE		**		

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%	Now	\$11,400	2043	**	5	\$16,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridors</i>								
Exposed Struc: Concrete	15%	Now	\$28,100	LIFE	**	5	\$1,400	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Penthouse</i>								
Gypsum Board	25%			LIFE	**	5	\$19,100	
Plaster	5%	Now	\$4,700	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$6,900	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaway At Entrance By Rail Posts</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%	Now	\$1,400	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Masonry: Granite	5%			LIFE	**			
Parking/Driveway								
Asphalt	100%	Now	\$12,300	2033	\$617,300			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Driveway At Rear Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$99,700	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2030	\$89,800	5	\$900	
Molded Case Bkrs	10%			2050	**	5	\$100	
Raceway								
Conduit	90%			2030	\$38,000	1		
Conduit	10%			2050	**	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	20%			2046	**	5	\$200	
Molded Case Bkrs	80%			2029	\$49,000	5	\$800	
Wiring								
Braided Cloth	70%	4+	\$41,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2043	**	5	\$200	
Locally Mounted	20%			2028	\$24,200	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	86%	Now	\$24,700	2035	**			
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Penthouse</i>								
<i>Explanation : Compact Fluorescent Lighting Has Failed</i>								
Fluorescent	10%			2030	\$57,400	10	\$3,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Incandescent	4%			2030	\$25,400	2		
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$4,500	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	20%			2025	\$35,200	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$14,200	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Cameras</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2030	\$19,500	1-3	\$4,700	

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Supplied From Adjacent Building C</i>						
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	60%			2039	**	1	\$11,000	
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : 2 Units</i>						
Pres. Reducing Valve/LP Steam	40%			2033	\$9,100	5	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : 2 Units</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	60%			2038	**	4	\$1,100	
Central Plant Steam Piping/Pmp	40%			2040	**	4	\$1,100	
<hr/>								
Terminal Devices								
Convactor/Radiator	80%			2035	**	1	\$9,500	
No Component	20%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2030	\$570,500	2	\$2,000	
		<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Air Handling Unit</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Air Handling Units</i>						
		<i>Explanation : Hot Water Coils</i>						
Split Unit	5%			2030	\$44,800			
Window/Wall Unit	5%			2025	\$7,100	1		
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	90%			2030	\$98,300	2	\$23,100	
No Component	10%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,600	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Exhaust Fans Interior	95%	0-2	\$47,700	2030	\$159,000	2	\$900
	<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>						
	<i>Location : Roof Penthouse</i>						
	<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>						
	<i>Location : Roof Penthouse</i>						
Roof	5%			2030	\$3,700	2	\$100
Plumbing							
H/C Water Piping Brass/Copper	100%			2040	**	1	
HW Heat Exchanger Steam Fired	100%			2030	\$182,400	4	\$3,600
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
	<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%</i>						
	<i>Location : Various Lavatories</i>						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement To 2nd Floor</i>						
	<i>Explanation : One Unit</i>						
Fire Suppression							
Standpipe							
Generic	100%			2040	**	1-5	\$18,600
Sprinkler							
No Component Generic	95%						
	5%			2040	**	1-2	\$500
Chemical System							
No Component Generic	98%						
	2%			2025	\$1,700	1-3	\$1,500

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$650,800	\$1,194,600
Interior Architecture	\$329,900	\$673,100
Electrical	\$471,000	\$1,241,700
Mechanical	\$1,298,700	\$6,298,700
Site Pavements		\$69,800
Total	\$2,750,500	\$9,478,000
Importance Code A	\$650,800	\$1,394,000
Importance Code B	\$2,099,600	\$7,953,000
Importance Code C		\$130,900
Total	\$2,750,500	\$9,478,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$56,300	\$12,500	\$100	
Interior Architecture			\$12,100	\$3,300
Electrical	\$33,800	\$13,800	\$11,200	\$11,700
Mechanical	\$86,400	\$40,900	\$59,100	\$25,500
Site Pavements	\$18,300			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$212,500	\$84,900	\$100,300	\$58,300
Importance Code A	\$56,300	\$14,100	\$100	
Importance Code B	\$149,300	\$70,800	\$100,200	\$58,300
Importance Code C	\$7,000			
Total	\$212,500	\$84,900	\$100,300	\$58,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$49,300	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Of Plaza Annex Area</i>								
Masonry: Brick Cavity	64%			LIFE	**	5	\$51,600	
Masonry: Limestone	3%			LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
Metal/Glass Curt Wall	15%			LIFE	**	5	\$22,700	
Metal Panel	3%			2050	**	5-10	\$16,600	
Granite Panels	5%	Now	\$101,400	LIFE	**	5	\$3,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Annex</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Planter Base At East Elevation</i>								
Window Wall	5%			2050	**	5	\$15,100	
Windows								
Aluminum	90%			2046	**	5	\$200	
Glass Block	5%			LIFE	**	5		
Metal Louvers	5%			2039	**	10	\$100	
Parapets								
Cast in Place Concrete	5%	Now	\$1,300	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Annex Plaza Ramp</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Annex Plaza Ramp</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$1,200	
Metal Rail	7%			2043	**	5-10	\$1,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$300	
Roof								
Asphalt Macadam	5%	Now	\$5,700	2030	\$28,400	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Spiral Ramp At Plaza Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spiral Ramp At Plaza Area</i>								
Built-Up (BUR)	85%	Now	\$342,900	2030	\$1,143,000			
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Roof Penetrations</i>								
Plaza Roof: Stone Panels	10%	Now	\$88,800	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Basement Storage Areas And Corridor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Exposed Struc: Steel	40%			LIFE	**	5	\$5,500	
Glass: Special Gauge	55%	Now	\$117,700	LIFE	**	1		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Plaza Awning</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Plaza Awning</i>								
<i>Explanation : This Is Actually Polycarbonate Glazing</i>								
Metal Panel	5%			2050	**	5-10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$38,600	
Ceramic Tile	5%			2033	\$508,400	5	\$8,800	
Terrazzo	15%			LIFE	**	5	\$20,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout First Floor Corridor And Lobby</i>								
Vinyl Tile	15%	Now	\$224,200	2040	**	3	\$9,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 5th Floor Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridor Under Plaza Area</i>								
Vinyl Tile	55%			2035	**	3	\$36,400	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,000	
Glass Block	5%			LIFE	**			
Gypsum Board	37%			LIFE	**	5	\$61,100	
Masonry: Brick	3%			LIFE	**			
Metal Panel	10%			LIFE	**			
Granite Panels	3%			LIFE	**			
Plaster	17%			LIFE	**	5	\$14,000	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$105,700	2043	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor Under Plaza</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor Under Plaza</i>								
AcousTileSusp.Lay-In	50%			2043	**	5	\$103,600	
Exposed Struc: Concrete	15%			LIFE	**	5	\$4,900	
Metal Panel	10%			LIFE	**	5	\$25,900	
Plaster	10%			LIFE	**	5	\$13,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2050		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Plaza Area</i>								
<i>Explanation : This Is Actually A Granite Clad Wall</i>								
Retaining Walls								
Cast in Place Concrete	50%			2050		**		
Masonry: Fieldstone	50%			2040		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Plaza Area</i>								
<i>Explanation : This Is Actually Granite Clad Walls</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,300	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk On East Side By Plaza Area</i>								
On-Site Walkways								
Cast in Place Concrete	70%	Now	\$3,500	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Of Building</i>								
Masonry: Granite	30%			LIFE		**		
Parking/Driveway								
Asphalt	100%	Now	\$3,500	2033	\$69,800			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$199,500	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : Main Service Circuit Breaker Is 4,000 Amperes</i>								
Transformers								
Dry Type	100%			2035		**	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2030	\$99,700	5	\$300	
Molded Case Bkrs	50%			2030	\$99,700	5	\$1,600	
Raceway								
Conduit	90%			2030	\$163,700	1		
Conduit	10%			2050		**		

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	10%			2046	**	5	\$300	
Molded Case Bkrs	90%			2029	\$146,900	5	\$2,800	
Wiring								
Braided Cloth	65%	2-4	\$180,200	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2050	**	1		
Thermoplastic	25%			2040	**	1		
Motor Controllers								
Locally Mounted	10%			2028	\$36,400	5	\$100	
Locally Mounted	30%			2043	**	5	\$200	
Motor Control Center	40%			2043	**	5	\$1,300	
Motor Control Center	20%			2028	\$44,600	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$36,300	
Generators								
Diesel	100%			2026	\$111,100	1	\$45,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : Rated At 200 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$4,400	
Fuel Storage								
Underground Storage	100%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 900 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2030	\$366,800	10	\$21,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	80%			2035	**	10	\$86,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$37,100	1		
Exit, Service	50%			2030	\$26,000	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	5%			2030	\$24,000	10	\$500	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Perimeter</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Operated Via Timer</i>					
HID	15%			2030	\$84,400	10	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Operated Via Timer</i>					
No Component	80%							
Alarm								
Security System No Component	80%							
Generic	20%			2030	\$45,300	1	\$8,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Cameras And Intrusion Alarm Systems Are Functional</i>					
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%	4+	\$18,700	2025	\$93,300	1-3	\$19,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : System Has A Mix Of Old And New Devices</i>					
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Under Construction	100%							
Conversion Equipment Under Construction	100%							
Distribution Hot Wtr Piping/Pump	70%	Now	\$18,500	2038	**	4	\$4,100	
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement And Penthouse And Mechanical Equipment Room</i>					
			<i>Damaged, Extent : Severe, Area Affected : 70%</i>					
			<i>Location : Make Up Tank In Boiler Room</i>					
Central Plant Steam Piping/Pmp	30%	Now	\$203,400	2040	**	4	\$1,700	
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Steam Mains In Basement Due To Leaks In Courtyard And Patio Above</i>					
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%	Now	\$34,000	2030	\$680,600	1	\$19,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Air Handler In Basement</i>								
Convactor/Radiator	60%			2035	**	1	\$22,900	
Fan Coil Unit/Heat	10%			2030	\$298,900	1	\$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%	0-2	\$516,200	2033	\$1,720,500	1	\$80,400	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valves At Chiller On Roof</i>								
<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>								
<i>Location : One Of Two Units Operating In Manual Mode On Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pneumatic Controls Malfunctioning</i>								
Ext Pkg Unit - Heating/Cooling	3%			2030	\$60,800	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Of Annex</i>								
<i>Explanation : Electric Heating And Direct Expansion Cooling.</i>								
Split Unit	5%	Now	\$71,600	2030	\$143,100			
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2 Condensing Units At Sixth Floor Roof</i>								
Window/Wall Unit	15%			2025	\$68,500	1		
No Component	7%							
Distribution								
CW & CHW Wtr Pipe/Pump	85%	Now	\$61,600	2040	**	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Penthouse</i>								
<i>Explanation : 3 Chilled And Condenser Water Pumps</i>								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%	0-2	\$184,900	2030	\$1,849,100	1	\$55,800	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valves At Air Handling Units In Basement</i>								
<i>Controller Not Working, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Controls Malfunctioning In Basement</i>								
No Component	15%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Water Cooling Tower	85%	0-2	\$192,500	2028	\$481,300	2	\$80,700
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Cooling Tower</i>								
<i>Explanation : Baffles Are Eroding And Drain Pan Is Leaking</i>								
	No Component	15%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,700
Exhaust Fans								
	Interior	80%			2030	\$427,700	2	\$2,900
	Roof	20%			2030	\$46,800	2	\$700
Plumbing								
H/C Water Piping								
	Brass/Copper	60%			2040	**	1	
	Galvanized Steel	40%	0-2	\$12,300	2035	**	1	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Near Hot Water Converters In Basement</i>								
Water Heater With Tanks								
	Under Construction	100%						
HW Heat Exchanger								
	Steam Fired	100%			2030	\$582,900	4	\$11,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$8,500	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
	Submersible	100%			2024	\$3,700	4	\$3,700
Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$4,700
Backflow Preventer								
	Generic	100%			2030	\$53,800	1	\$7,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 3 Units, One Unit Not Working</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$59,500

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	No Component	95%							
	Generic	5%	Now	\$1,700	2040	**	1-2	\$1,400	
			<i>Corroded, Extent : Severe, Area Affected : 5%</i>						
			<i>Location : Basement Hallway</i>						
Chemical System	No Component	98%							
	Generic	2%			2028	\$1,700	1-3	\$1,500	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Address : 80-02 41ST AVENUE @ 80TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 / 2008
Area Sq Ft : 132,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$145,500
Interior Architecture		\$413,300
Electrical	\$169,600	
Mechanical		\$5,675,400
Total	\$169,600	\$6,234,100
Importance Code A		\$145,500
Importance Code B	\$169,600	\$5,775,400
Importance Code C		\$313,200
Total	\$169,600	\$6,234,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$16,100	\$21,200	\$8,600	
Interior Architecture	\$12,300		\$13,300	
Electrical	\$3,700	\$4,100	\$6,200	\$3,700
Mechanical	\$38,600	\$37,400	\$37,100	\$20,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$82,600	\$74,500	\$77,000	\$35,700
Importance Code A	\$16,100	\$21,200	\$8,600	
Importance Code B	\$57,500	\$53,300	\$68,500	\$35,700
Importance Code C	\$9,000			
Total	\$82,600	\$74,500	\$77,000	\$35,700



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL AMBULATORY CARE - ZONE H

Asset # : 4132

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$64,000	
Metal Panel	3%			2050	**	5-10	\$15,500	
Window Wall	12%			2050	**	5	\$33,900	
Windows								
Aluminum	95%			2046	**	5	\$17,200	
Glass Block	3%			LIFE	**	5	\$300	
Metal Louvers	2%			2039	**	10	\$2,300	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,000	
Masonry: Limestone	5%	2-4	\$16,100	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Roof								
Metal Panel	5%			2043	**	10	\$8,300	
Modified Bitumen	90%			2038	**	10	\$81,400	
Skylight, Plastic	2%			2043	**	1		
Sloped Glazing	3%			LIFE	**	5	\$36,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$29,200	
Ceramic Tile	5%			2039	**	5	\$6,700	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	80%			2035	**	3	\$40,000	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$18,000	
Concrete Masonry Unit	7%			LIFE	**	5	\$16,800	
Glass: Single Pane	3%			LIFE	**	5	\$13,500	
Gypsum Board	87%			LIFE	**	5	\$313,200	
Ceilings								
AcousTileSusp.Lay-In	20%			2043	**	5	\$26,700	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$16,700	
Metal Panel	60%			LIFE	**	5	\$100,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$300	
Molded Case Bkrs	90%			2046	**	5	\$3,100	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Motor Control Center	100%			2043	**	5	\$3,600	
Lighting								
Interior Lighting								
Fluorescent	75%			2035	**	10	\$91,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$6,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways Throughout The Building</i>								
LED	20%			2038	**			
Egress Lighting								
Emergency, Service	55%			2035	**	1		
Exit, Service	45%			2035	**	1		
Exterior Lighting								
HID	90%			2035	**	10	\$400	
Incandescent	10%			2025	\$72,500	2		
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$24,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2038	**	4	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water From Main Building</i>								
Central Plant Steam Piping/Pmp	70%			2040	**	4	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Main Building</i>								
Terminal Devices								
Air Handler	14%	0-2	\$7,100	2030	\$356,400	1	\$10,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Coil Leaks At #2 Units</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 Units</i>								
Air Handler	56%			2030	\$1,425,500	1	\$45,800	
Fan Coil Unit/Heat	30%			2030	\$1,006,200	1	\$12,800	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water From Main Building</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$2,624,800	1	\$81,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,800	
Exhaust Fans								
Roof	70%			2030	\$183,700	2	\$2,800	
Roof	30%	0-2	\$3,900	2030	\$78,700	2	\$1,000	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

Asset # : 4132

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To 3rd Floor</i>								
<i>Explanation : Three Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2050		**	1-5 \$66,700
	Sprinkler							
	Generic	100%			2050		**	1-2 \$37,100

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE
Address : 81-01 BAXTER AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.040 / 4112 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 72,960 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,8
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,771,000	\$191,100
Interior Architecture		\$1,496,600
Electrical	\$142,300	\$1,111,200
Mechanical	\$532,800	
Total	\$2,446,000	\$2,798,900
Importance Code A	\$1,771,000	\$191,100
Importance Code B	\$675,000	\$2,607,800
Total	\$2,446,000	\$2,798,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$37,600	\$13,700		\$5,800
Interior Architecture	\$10,500	\$14,400	\$2,800	\$13,200
Electrical	\$5,000	\$45,700	\$4,700	\$4,400
Mechanical	\$91,400	\$50,300	\$6,700	\$6,300
Site Enclosure	\$3,900			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$166,200	\$141,800	\$31,900	\$47,500
Importance Code A	\$37,600	\$13,900		\$5,800
Importance Code B	\$126,900	\$127,900	\$31,900	\$41,700
Importance Code C	\$1,600			
Total	\$166,200	\$141,800	\$31,900	\$47,500



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE
Asset # : 4112

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
Masonry: Brick	75%	0-2	\$696,700	LIFE	**	5	\$82,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,100	
Stucco Cement	5%	Now	\$31,900	2035	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhang Below 8th Floor Roof</i>								
Window Wall	10%	0-2	\$205,500	2050	**	5	\$20,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Solarium</i>								
Windows								
Aluminum	40%			2052	**	5	\$11,600	
Steel	60%	Now	\$799,100	2055	**	5	\$108,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$4,000	
Masonry: Limestone	5%	0-2	\$5,700	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	5%			2043	**	5-10	\$4,100	
Roof								
Modified Bitumen	100%			2035	**	10	\$13,700	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Soffits								
Stucco Cement	100%	0-2	\$69,500	2043	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Canopy At Of Building, Canopy Of Penthouse Floor</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,700	
Ceramic Tile	5%			2039	**	5	\$4,400	
Sheet Vinyl/Rubber	5%			2035	**	5	\$6,600	
Vinyl Tile	60%			2030	\$1,496,600	3	\$26,500	
Vinyl Tile	25%			2038	**	3	\$8,300	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$3,300	
Fiberglass Panel	7%			LIFE	**			
Glass: Single Pane	3%			LIFE	**	5	\$1,500	
Gypsum Board	20%			LIFE	**	5	\$7,800	
Gypsum Board	7%			LIFE	**	5	\$2,700	
Plaster	38%			LIFE	**	5	\$7,400	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%			2035	**	5	\$22,100	
AcousTileSusp.Lay-In	15%			2047	**	5	\$13,200	
Exposed Struc: Concrete	25%			LIFE	**	5	\$3,400	
Plaster	35%			LIFE	**	5	\$19,300	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2050	**			
Iron Picket	95%			2065	**			
Retaining Walls								
Cast in Place Concrete	60%	Now	\$3,900	2065	**			
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Baxter Avenue</i>						
Masonry: Brick	40%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	70%			2043	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	20%			2039	**			
Activity Yard								
Cast in Place Concrete	100%			2043	**			

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2040	**	5	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Basement</i>					
			<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>					
Transformers								
Dry Type	100%			2047	**	5	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Basement</i>					
			<i>Explanation : One 225 Kilovolt-ampere, 480/208/120 Volts</i>					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	**	5	\$1,900	
Raceway								
Conduit	80%			2030	\$94,800	1		
Conduit	20%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	75%			2029	\$68,900	5	\$1,400	
Molded Case Bkrs	20%			2038	**	5	\$400	
Wiring								
Braided Cloth	80%	2-4	\$142,300	2055	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	60%			2028	\$145,400	5	\$300	
Locally Mounted	40%			2035	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$22,500	
Lighting								
Interior Lighting								
Fluorescent	60%			2035	**	10	\$40,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	40%			2030	\$454,000	10	\$26,800	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2030	\$16,100	1		
Exterior Lighting								
HID	100%			2030	\$348,100	10	\$200	

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

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

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$8,200

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$13,500

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

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

Heating

Distribution

Central Plant Steam

30%

0-2

\$12,600

2040

* *

4

\$1,100

Piping/Pmp

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

Central Plant Steam

70%

2040

* *

4

\$3,800

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2035

* *

1

\$23,600

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2024	\$59,000	2	\$200	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Room Bb-8</i>							
Reciprocating Compr/Chiller	5%			2035	**	1	\$1,700	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : 4 Units For Computer Room</i>							
Split Unit	10%	0-2	\$35,400	2035	**			
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Various Locations</i> <i>Other Observation, Extent : Severe, Area Affected : 10%</i> <i>Location : Various Areas</i> <i>Explanation : Obsolete Units</i>							
Split Unit	5%			2035	**			
Window/Wall Unit	75%			2025	\$212,000	1		
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	**	1	\$1,200	
Fan Coil - 2 Pipe	10%			2025	\$227,600	1	\$2,400	
Induction Unit	5%			2035	**	1	\$1,200	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	\$21,600	2	\$5,100	
Dry Cooler	10%			2025	\$34,200	2	\$5,100	
Dry Cooler	5%			2035	**	2	\$2,500	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$4,100	
No Component	90%							
Exhaust Fans								
Interior	10%			2025	\$33,100	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$36,100	2056	**	4	\$7,200	
	<i>Corroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Basement</i> <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> <i>Location : Annex G Basement</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$5,999,500	\$1,277,800
Interior Architecture	\$1,575,200	\$6,140,300
Electrical	\$1,510,700	\$3,864,600
Mechanical	\$20,168,400	\$29,142,900
Site Pavements		\$2,988,500
Total	\$29,253,800	\$43,414,000
Importance Code A	\$5,999,500	\$1,809,600
Importance Code B	\$22,517,900	\$37,726,400
Importance Code C	\$736,500	\$3,878,000
Total	\$29,253,800	\$43,414,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$52,200		\$57,600	
Interior Architecture	\$33,600	\$30,200	\$58,800	\$53,800
Electrical	\$116,600	\$88,100	\$93,300	\$83,700
Mechanical	\$752,400	\$270,200	\$426,200	\$244,300
Site Pavements	\$7,800			
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
Total	\$1,129,300	\$555,400	\$802,600	\$548,500
Importance Code A	\$137,200	\$87,200	\$142,600	\$85,100
Importance Code B	\$984,300	\$468,200	\$660,000	\$463,500
Importance Code C	\$7,800			
Total	\$1,129,300	\$555,400	\$802,600	\$548,500



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

Asset # : 68

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$100,800	LIFE	**	5	\$82,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Overhang At Bulkhead On Zone D</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Overhang At Bulkhead On Zone D</i>								
Masonry: Brick	50%	Now	\$1,733,800	LIFE	**	5	\$411,900	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Wall Of Zone D</i>								
Masonry: Brick Cavity	40%	Now	\$586,900	LIFE	**	5	\$329,500	
<i>Expansion Joint Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	2%	Now	\$265,300	LIFE	**	5	\$12,400	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Metal Panel	3%			2056	**	5-10	\$169,900	
Window Wall	3%			2056	**	5	\$92,700	
Windows								
Aluminum	85%			2052	**	5	\$295,200	
Aluminum	5%	2-4	\$846,200	2055	**	5	\$8,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 6th Floor</i>								
Metal Louvers	5%			2039	**	10	\$108,500	
Steel	5%	0-2	\$800,700	2055	**	5	\$108,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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

Asset # : 68

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$4,100	
Masonry: Brick Cavity	40%			LIFE	**	5	\$16,600	
Masonry: Brick Cavity	35%	4+	\$74,500	LIFE	**	5	\$14,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Zone D</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Zone C</i>								
Masonry: Limestone	5%	4+	\$52,400	LIFE	**	5	\$2,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Zones C And D</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Zones C And D</i>								
Metal Rail	8%			2043	**	5-10	\$59,800	
Metal Rail	2%	0-2	\$5,700	2043	**	5	\$5,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Parapet At Zone B</i>								

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

Asset # : 68

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior Roof								
Built-Up (BUR)	10%	Now	\$321,400	2040				**
	<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Over Zone C</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Over Generator Room</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Over Elevator Penthouse In Zone C</i>							
Modified Bitumen	5%	Now	\$263,400	2040				**
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Concrete Pavers Over Emergency Room</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Over Emergency Room</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Over Emergency Room</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Over Emergency Room</i>							
	<i>Explanation : Concrete Pavers Over Roof</i>							
Modified Bitumen	20%	0-2	\$602,100	2040				**
	<i>Blisters, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Zones A, B And D</i>							
	<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Zones A, B</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over 11th Floor Of Zone D</i>							
	<i>Ponding, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Zones A, B</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Over E Wing, Zone B</i>							
Modified Bitumen	30%			2035			\$80,800	**
Roll Roofing	5%			2031	\$89,400	5	\$22,400	**
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Pediatrics Emergency Room Building</i>							
Single Ply Membrane	28%	4+	\$31,600	2035				**
	<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Over Lower Roofs Of New Wings Facing Broadway</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 4%</i>							
	<i>Location : Lower Roof Facing Broadway</i>							
Skylight, Metal/Glass	2%			2050			\$18,000	**
Soffits								
Stucco Cement	100%	4+	\$14,900	2043			\$4,200	**
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Loading Dock Area</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Loading Dock Area</i>							
	<i>Explanation : Bent And Damaged Metal Fascia Of Loading Dock Canopy</i>							

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

Asset # : 68

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$294,000	
Ceramic Tile	5%			2039	**	5	\$67,200	
Ceramic Tile	5%	4+	\$193,700	2033	\$3,874,400	5	\$33,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Toilet Rooms</i>								
Quarry Tile	3%			2035	**	5	\$60,500	
Sheet Vinyl/Rubber	5%			2038	**	5	\$100,800	
Terrazzo	5%			LIFE	**	5	\$52,500	
Vinyl Tile	35%			2035	**	3	\$176,400	
Vinyl Tile	32%	Now	\$243,000	2035	**	3	\$161,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Switchgear Room Csb-1, 1st Floor</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$102,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$82,300	
Glass: Single Pane	5%			LIFE	**	5	\$77,100	
Gypsum Board	30%			LIFE	**	5	\$370,200	
Gypsum Board	10%			LIFE	**	5	\$123,400	
Plaster	30%	2-4	\$307,000	LIFE	**	5	\$185,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Switchgear Room Csb-1, Csb-2 And Sba-7</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staircase J</i>								
SGFT/Glazed Masonry	10%	2-4	\$378,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement A</i>								
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$88,500	2035	**	5	\$168,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Room B-1</i>								
AcousTileSusp.Lay-In	22%			2043	**	5	\$295,700	
AcousTileSusp.Lay-In	28%			2047	**	5	\$376,300	
Exposed Struc: Concrete	5%			LIFE	**	5	\$10,500	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$84,000	
Plaster	15%	Now	\$125,400	LIFE	**	5	\$126,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								

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

Asset # : 68

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$7,800	2043		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Loading Dock Area</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Entrance</i>					
			<i>Ponding, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Loading Dock Area</i>					
Parking/Driveway								
Asphalt	70%			2033	\$2,988,500			
Cast in Place Concrete	30%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	30%			2030	\$319,100	5	\$1,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Rooms (Broadway)</i>					
			<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>					
Air Circuit Breaker	20%			2030	\$212,700	5	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room (41st Street)</i>					
			<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>					
Air Circuit Breaker	20%			2040		**	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room (41st Street)</i>					
			<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>					
Fused Disc Sw	30%			2040		**	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room (F-Plant)</i>					
			<i>Explanation : Two 2,000 Ampere And One 1,600 Ampere</i>					
Transformers								
Dry Type	50%			2043		**	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 41st Street Electrical Room</i>					
			<i>Explanation : 225 Kilovolt-ampere, 480/208v</i>					
Dry Type	50%			2028	\$13,700	5	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Baxter/ Broadway Electrical Room</i>					
			<i>Explanation : 500 Kilovolt-ampere, 480/208/120v</i>					

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

Asset # : 68

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2030	\$531,900	5	\$2,200	
Air Circuit Breaker	5%			2050	**	5	\$200	
Fused Disc Sw	45%			2040	**	5	\$1,700	
Raceway								
Busway	10%			2028	\$116,700	1		
Conduit	40%			2030	\$466,900	1		
Conduit	50%			2050	**	1		
Panelboards								
Fused Disc Sw	8%			2029	\$98,000	5	\$1,600	
Fused Disc Sw	2%			2046	**	5	\$400	
Molded Case Bkrs	50%			2029	\$612,200	5	\$11,300	
Molded Case Bkrs	40%			2046	**	5	\$9,000	
Wiring								
Braided Cloth	30%	2-4	\$521,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section Of The Building</i>								
Busway	10%			2028	\$173,800	1		
Thermoplastic	60%			2050	**	1		
Motor Controllers								
Locally Mounted	20%			2028		5	\$1,200	
Motor Control Center	40%			2028	\$892,900	5	\$9,400	
Motor Control Center	40%			2043	**	5	\$9,400	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$6,300	
Generic	50%			LIFE	**	5	\$6,300	
Stand-by Power								
Transfer Switches								
Automatic	75%			2043	**	1	\$198,200	
Automatic	25%			2028	\$53,400	1	\$66,100	

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

Asset # : 68

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	60%			2039	**	1	\$199,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room (F- Plant)</i>						
		<i>Explanation : One 1,500 Kilowatt And Three 600 Kilowatt</i>						
Diesel	15%			2039	**	1	\$49,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room (41st Street)</i>						
		<i>Explanation : 671 Kilowatt</i>						
Diesel	15%			2039	**	1	\$49,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room (Broadway)</i>						
		<i>Explanation : 671 Kilowatt</i>						
Diesel	10%			2026		1	\$33,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room (Baxter)</i>						
		<i>Explanation : 400 Kilowatt</i>						
Batteries								
Lead/Acid	90%			2024	\$2,300	5	\$28,600	
Nickel Cadmium	10%			2024	\$300	5	\$19,100	
Fuel Storage								
Day Tank	20%			2029	\$5,200	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room (Baxter)</i>						
		<i>Explanation : 275 Gallons</i>						
Day Tank	30%			2046	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room, F-Plant</i>						
		<i>Explanation : 4,000 Gallons</i>						
Main Tank	50%			2058	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : F-Plant</i>						
		<i>Explanation : 12,000 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$630,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	15%			2038	**	10	\$118,100	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	4%			2035	**	10	\$31,500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	1%			2030	\$104,000	10	\$300	

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

Asset # : 68

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	40%			2035	**	1		
Emergency, Service	10%			2038	**	1		
Emergency, Battery	2%			2030	\$29,500	10	\$4,100	
Exit, LED	40%			2065	**	1		
Exit, Service	8%			2030	\$30,300	1		
Exterior Lighting								
HID	8%			2025	\$327,800	10	\$200	
LED	2%			2038	**			
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	20%			2035	**	1	\$64,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Generic	10%			2030	\$164,800	1	\$32,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Doors</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$158,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$850,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 New Boilers</i>								

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

Asset # : 68

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	40%	2-4	\$76,800	2038	**	4	\$16,900	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 5 Sets Of Duplex Heat Exchangers Serving Reheat System</i>								
Central Plant Steam Piping/Pmp	30%	0-2	\$740,800	2040	**	4	\$12,700	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Motors Of Vacuum Pumps, Various In Basement.</i>								
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Vacuum Pumps And Return Lines, Various Areas In Basement</i>								
<i>Controller Not Working, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control System, Various Areas</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps And Return Lines, Boiler Room And Various Areas</i>								
<i>Loose, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pressure Reduce Valves And Steam Valves, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	30%			2040	**	4	\$19,000	
Terminal Devices								
Air Handler	2%	0-2	\$198,300	2040	**	1	\$9,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Units E7 And E9, 7th And 9th Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Units E7 And E9, 7th And 9th Floor</i>								
Air Handler	48%			2030		1	\$254,900	
Convactor/Radiator	25%			2028		1	\$69,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Old Units</i>								
Fan Coil Unit/Heat	25%			2025		1	\$69,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Old Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		

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

Asset # : 68

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2033	\$8,951,900	1	\$464,700	
				<i>Repairs In Progress, Extent : N/A, Area Affected : 20%</i>					
				<i>Location : No. 3 Unit.</i>					
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Basement Chiller Room</i>					
				<i>Explanation : 4x800 Ton, Inefficient Units. R-11 Refrigerant</i>					
	Exterior Pkg Unit - Cooling	10%			2030	\$962,800	2	\$5,300	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Lower Roof</i>					
				<i>Explanation : 5 Units Using 407a Refrigerant</i>					
	Window/Wall Unit	30%	0-2	\$199,600	2025	\$998,000	1		
				<i>Not Energy Efficient, Extent : Moderate, Area Affected : 30%</i>					
				<i>Location : Various Locations</i>					
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	0-2	\$31,900	2040	* *	4	\$21,200	
				<i>Corroded, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Return Line In Sub-basement And Basement</i>					
				<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>					
				<i>Location : Basement</i>					
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2025	\$7,667,200	1	\$265,500	
	No Component	50%							
Heat Rejection									
	Water Cooling Tower	50%	0-2	\$399,200	2024	\$1,995,900	2	\$345,700	
				<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
				<i>Location : Roof</i>					
				<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Piping At Roof</i>					
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : Roof</i>					
				<i>Explanation : Inefficient Unit</i>					
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	20%	0-2	\$154,300	LIFE	* *	2-5	\$95,800	
				<i>Damaged, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Basement</i>					
				<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 40%</i>					
				<i>Location : Throughout</i>					
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$383,100	

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

Asset # : 68

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%	0-2	\$155,800	2030	\$3,115,600	2	\$16,800	
	<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Various Locations</i>							
Roof	20%	0-2	\$34,100	2030	\$340,800	2	\$4,200	
	<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	30%	0-2	\$67,700	2040	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations</i>							
Brass/Copper	70%			2040	**	1		
Water Heater With Tanks								
Oil Fired	10%			2025	\$9,000	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 2 Oil Fired Water Heaters Serve Emergency Decontamination Showers</i>							
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%	0-2	\$84,900	2030	\$4,246,000	4	\$84,900	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Inefficient Unit, Both Tank System And Instantaneous System In Place</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$2,212,300	LIFE	**	1		
	<i>Broken, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : 300 Feet, Sub-basement</i>							
	<i>Corroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Causing Serious Blockage In The Lower Floors Which Are From The Basement To The 6th Floor</i>							
Storm Drain Piping								
Cast Iron	100%	0-2	\$61,900	LIFE	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
Sump Pump(s)								
Non-Submersible	100%			2030	\$175,800	4	\$18,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 6 Duplex Units</i>							
Sewage Ejector(s)								
Electric	100%	0-2	\$23,000	2030	\$459,800	4	\$34,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Duplex Unit, Rusted Housing.</i>							

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

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
Plumbing									
	Backflow Preventer								
	Not Accessible	100%							
Fixtures									
	Generic	100%							
				<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 40%</i>					
				<i>Location : Throughout</i>					
Vertical Transport									
Elevators									
	Gearless Traction	95%			LIFE		* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Seven Units From The Basement To 11th Floor, One Unit From The Sub-basement To 11th Floor</i>					
				<i>Explanation : All Units Are Old, No Repair Parts In The Market.</i>					
	Hydraulic	5%			LIFE		* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : One Unit From Sub-basement To Basement, One Unit From Basement To 2nd Floor</i>					
				<i>Explanation : 2 Freight Units</i>					
Fire Suppression									
Standpipe									
	Generic	100%			2040		* *	1-5	\$433,000
Sprinkler									
	No Component	15%							
	Generic	85%			2040		* *	1-2	\$204,500
Fire Pump									
	Generic	100%			2033	\$838,400		1	\$160,400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Fire Pump Room</i>					
				<i>Explanation : One Pump Serves Sprinklers / One Pump Serves Stand Pipe System</i>					
Chemical System									
	No Component	99%							
	Generic	1%			2025	\$800		1-3	\$700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Kitchen</i>					
				<i>Explanation : 3 Sets</i>					

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$249,700	\$861,300
Interior Architecture	\$95,600	\$1,840,900
Electrical		\$390,400
Mechanical	\$689,100	\$16,298,700
Site Enclosure	\$55,700	
Site Pavements		\$436,000
Total	\$1,090,000	\$19,827,300
Importance Code A	\$249,700	\$861,300
Importance Code B	\$784,700	\$17,822,000
Importance Code C	\$55,700	\$1,144,000
Total	\$1,090,000	\$19,827,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$77,400	\$22,600	
Interior Architecture	\$76,700		\$40,600	
Electrical	\$39,900	\$94,500	\$45,500	\$39,900
Mechanical	\$186,700	\$209,600	\$205,900	\$209,500
Site Enclosure	\$5,300			
Elevators/Escalators	\$133,200	\$133,200	\$133,200	\$133,200
Total	\$441,800	\$514,800	\$447,800	\$382,700
Importance Code A	\$12,600	\$78,600	\$22,600	
Importance Code B	\$400,300	\$436,200	\$425,200	\$382,700
Importance Code C	\$28,900			
Total	\$441,800	\$514,800	\$447,800	\$382,700



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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior							
Exterior Walls							
Cast in Place Concrete	6%			LIFE	**	5	\$116,800
Masonry: Brick Cavity	35%			LIFE	**	5	\$136,300
Metal/Glass Curt Wall	30%			LIFE	**	5	\$219,000
Metal Panel	20%			2050	**	5-10	\$535,300
Granite Panels	5%			LIFE	**	5	\$14,600
Window Wall	4%			2050	**	5	\$58,400
Windows							
Aluminum	95%			2046	**	5	\$45,100
Metal Louvers	5%			2039	**	10	\$14,800
Parapets							
Cast in Place Concrete	25%			LIFE	**	5	\$28,700
Metal/Glass Curt Wall	20%			2050	**	5	\$8,600
Metal Panel	20%			2050	**	5	\$8,600
Metal Rail	20%			2043	**	5-10	\$40,100
Metal: Cage/Fence	15%			2043	**	5-10	\$12,900
Roof							
IRMA/Protected Membrane	26%			2035	**	10	\$39,600
Modified Bitumen	68%			2035	**	10	\$103,700
Plaza Roof: Stone Panels	4%			2040	**		
Skylight, Metal/Glass	1%			2050	**	10	\$5,100
Skylight, Plastic	1%			2043	**	1	
Soffits							
Ceramic Tile	5%			2040	**	10	
Metal Panel	10%			2050	**	5-10	
Stucco Cement	85%			2043	**	5	
Interior							
Floors							
Carpet	7%			2029	\$806,500	3	\$66,900
Cast in Place Concrete	15%			LIFE	**	5	\$209,100
Ceramic Tile	15%			2039	**	5	\$95,600
Quarry Tile	15%			2043	**	5	\$143,400
Sheet Vinyl/Rubber	20%			2035	**	5	\$191,100
Terrazzo	5%			LIFE	**	5	\$24,900
Vinyl Tile	23%			2035	**	3	\$55,000
Interior Walls							
Cast in Place Concrete	5%			LIFE	**		
Ceramic Tile	5%			2039	**	5	\$57,800
Concrete Masonry Unit	5%			LIFE	**	5	\$23,100
Glass: Single Pane	7%			LIFE	**	5	\$60,700
Gypsum Board	60%			LIFE	**	5	\$416,100
Masonry: Brick	5%			LIFE	**		
Mosaic Tile	8%			LIFE	**		
Wood	5%			LIFE	**	5	\$231,200

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2043	**	5	\$159,300	
AcousTileSusp.Lay-In	45%			2043	**	5	\$286,700	
Exposed Struc: Concrete	5%			LIFE	**	5	\$5,000	
Gypsum Board	30%			LIFE	**	5	\$238,900	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2050	**			
Free Standing Walls								
Masonry: Brick	75%	Now	\$55,700	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Of Site</i>								
Masonry: Fieldstone	25%			2050	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Perimeter</i>								
<i>Explanation : This Is Actually Granite.</i>								
Retaining Walls								
Cast in Place Concrete	50%	4+	\$5,300	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								
Masonry: Fieldstone	50%			2050	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Entry And Handicap Ramps</i>								
<i>Explanation : This Is Actually Granite.</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	35%			2035	**			
Masonry: Granite	35%			LIFE	**			
Pavers/Stone	30%			2033			\$436,000	
Parking/Driveway								
Asphalt	90%			2039	**			
Cast in Place Concrete	10%			2043	**			

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

Under 600 Volts

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2050	**	5	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Four Main Disconnect Switches Rated At 4,000 Amperes Each</i>						
Transformers								
Dry Type	100%			2043	**	5	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room In Basement And 16th Floor</i>						
		<i>Explanation : Various Sizes</i>						
Switchgear / Switchboard								
Air Circuit Breaker	100%			2050	**	5	\$2,200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$11,200	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	20%			2043	**	5	\$600	
Motor Control Center	80%			2043	**	5	\$9,300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$131,000	
Generators								
Diesel	100%			2039	**	1	\$164,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room, Penthouse</i>						
		<i>Explanation : 1,000 Kilowatt</i>						
Batteries								
Nickel Cadmium	100%			2025	\$2,500	5	\$94,900	
Fuel Storage								
Day Tank	20%			2046	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 275 Gallons</i>						
Main Tank	80%			2058	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 7,000 Gallons</i>						
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2040	**	10	\$390,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2040	**	1		
Exit, LED	50%			2070	**	1		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$1,600	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$31,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2040	**	1-3	\$78,700	
Mechanical								
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%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$25,300	
Distribution								
Hot Wtr Piping/Pump	20%			2046	**	4	\$4,200	
Steam Piping/Pump	80%			2050	**			
Terminal Devices								
Air Handler	60%			2035	**	1	\$157,900	
<i>Other Observation, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Upper And Lower Roofs And Mechanical Room</i>								
<i>Explanation : 11 Units</i>								
Air Handler	15%	2-4	\$491,400	2030	\$1,228,600	1	\$35,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Air Handling Unit No. 11, 12, 13 And 14</i>								
Convactor/Radiator	25%			2043	**	1	\$34,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Utility Steam	90%			2050	**	1		
Electricity	10%			2046	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2033	\$12,710,400	1	\$414,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 14th Floor</i>								
<i>Explanation : 2 Old Units And 1 Newer Unit</i>								
Centrifugal, Elec Chiller	8%	Now	\$142,000	2039	**	1	\$33,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Upper Roof 5 Of 6 Compressors Need Repair</i>								
Split Unit	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Serves Elevator Machine Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$21,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$263,200	
Heat Rejection								
Water Cooling Tower	100%			2031	\$2,198,500	2	\$428,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 14th Floor Roof</i>								
<i>Explanation : 3 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$237,400	
Exhaust Fans								
Interior	90%			2035	**	2	\$11,700	
Roof	10%			2035	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$42,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	50%	Now	\$43,600	2040	**	4	\$4,500	
	<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Sub-basement</i>							
Submersible	50%			2024	\$6,700	4	\$6,700	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Near Old Pump</i>							
Sewage Ejector(s)								
Compressed Air	100%			2050	**	4	\$4,300	
Backflow Preventer								
Generic	100%			2035	**	1	\$26,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Four Units From Basement To 13th Floor, Four Units From 1st To 5th Floor, One Unit From Basement To 14th Floor</i>							
	<i>Explanation : 9 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$214,600	
Sprinkler								
Generic	100%			2050	**	1-2	\$119,200	
Fire Pump								
Generic	100%			2039	**	1	\$79,500	
Chemical System								
No Component	98%							
Generic	2%			2028	\$1,700	1-3	\$1,500	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$217,700	
Interior Architecture	\$58,700	
Electrical		\$113,900
Mechanical	\$144,300	\$267,800
Total	\$420,800	\$381,700
Importance Code A	\$217,700	\$152,600
Importance Code B	\$203,100	\$229,100
Total	\$420,800	\$381,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$85,000	\$12,000		
Interior Architecture	\$48,600		\$1,500	\$1,300
Electrical	\$14,000	\$12,900	\$300	\$400
Mechanical	\$54,600	\$45,600	\$3,800	\$2,300
Site Pavements	\$800			
Total	\$202,900	\$70,600	\$5,700	\$4,000
Importance Code A	\$100,300	\$13,700	\$1,700	\$1,700
Importance Code B	\$54,200	\$56,800	\$4,000	\$2,300
Importance Code C	\$48,500			
Total	\$202,900	\$70,600	\$5,700	\$4,000



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$24,200	LIFE	**	5	\$9,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Copper/Terne	5%			2050	**	10	\$2,800	
Masonry: Brick	70%	Now	\$140,200	LIFE	**	5	\$16,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East, South, North Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, South, North Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$900	
Marble Panels	5%			LIFE	**	5	\$900	
Stucco Cement	10%			2035	**	5	\$5,900	
Windows								
Aluminum	100%	Now	\$37,300	2038	**	5	\$1,900	
<i>Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Second Floor Dental Suite</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$5,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$77,600	LIFE	**	5	\$3,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
Metal Panel	5%	4+	\$1,800	2040	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At All Parapet Metal Coping Joints</i>								
Metal: Cage/Fence	10%	2-4	\$500	2035	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%			2035	**	5	\$1,100	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 101

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	12%			2045	**	10	\$6,500	
Metal Panel	5%			2035	**	10	\$2,000	
Modified Bitumen	70%			2038	**	10	\$15,200	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Upper And Lower Roof Areas</i>								
Skylight, Metal/Glass	13%	Now	\$16,200	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Examination Room 9</i>								
Soffits								
Aluminum Sunshades	100%			2039	**	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : This Is Actually A Door Entrance Awning.</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$19,000	
Ceramic Tile	5%			2039	**	5	\$1,700	
Granite Panels	3%			LIFE	**	5	\$800	
Marble Panels	2%			LIFE	**	5	\$500	
Vinyl Tile	35%			2035	**	3	\$4,500	
Vinyl Tile	30%	Now	\$58,700	2035	**	3	\$3,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd Floor Dental Suite And Basement</i>								
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$2,400	
Masonry: Brick	30%	Now	\$23,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast Side Of Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	50%	Now	\$24,600	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Dental Suite</i>								

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

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

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

Asset # : 101

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2043	**	5	\$3,500	
Exposed Struc: Steel	5%			LIFE	**			
Masonry: Infill Arch	25%			LIFE	**			
Plaster	60%			LIFE	**	5	\$13,000	

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : 2nd Floor Dental Suite

Site Enclosure

Retaining Walls

Masonry: Brick	100%			2040	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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On-Site Walkways

Masonry: Granite	100%	4+	\$800	LIFE	**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Front Entrance Steps

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%

Location : Front Entrance Steps

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$7,700	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 600 Ampere Main Switch

Raceway

Conduit	90%			2030	\$14,900	1		
Conduit	10%			2040	**	1		

Panelboards

Molded Case Bkrs	10%			2038	**	5		
Molded Case Bkrs	90%			2029	\$36,700	5	\$400	

Wiring

Thermoplastic	90%			2030	\$18,300	1		
Thermoplastic	10%			2040	**	1		

Motor Controllers

Locally Mounted	100%			2028	\$60,600	5	\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,600	LIFE	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Explanation : Corroded And Connected With Main Water Pipe

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	20%			2030	\$53,300	10	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2035	**	10	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$14,700	10	\$2,100	
Exit, Service	50%			2030	\$3,800	1		
Exterior Lighting								
HID	20%	Now	\$1,600	2030	\$16,300			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$1,300	2030	\$6,600	1	\$1,200	
<i>Control Panel Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2030	\$9,000	1-3	\$2,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$15,300	2028	\$152,600	1	\$15,300	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$56,100	2040	**			
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All Floors</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : All Floors</i>								
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	Now	\$13,800	2035	**	2		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Records Room, This Unit Is Required To Reduce Mold Growth In This Room</i>								
Exterior Pkg Unit - Cooling	60%			2030	\$115,200	2	\$600	
Window/Wall Unit	25%			2025	\$16,600	1		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main, This Equipment Is Not In Service And Not Required At This Time. The Rooftop Air Conditioning Unit Serves The Atrium Adequately</i>								
Window/Wall Unit	10%			2025	\$6,600	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
Exhaust Fans								
Roof	10%			2030	\$3,400	2	\$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Gas Fired	100%			2025	\$17,500	2		
Sanitary Piping								
Cast Iron	100%	4+	\$88,200	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%	4+	\$24,700	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
Generic	100%							

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

Asset # : 101

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	No Component	85%							
	Generic	15%			2040	* *	1-2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i> <i>Location : Basement</i> <i>Explanation : Storage Rooms</i>									

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,376,300	\$147,100
Interior Architecture	\$11,667,900	\$4,253,000
Electrical	\$1,563,100	\$1,456,300
Mechanical	\$3,503,900	\$2,697,700
Site Pavements		\$971,200
Total	\$18,111,200	\$9,525,400
Importance Code A	\$1,376,300	\$420,300
Importance Code B	\$16,675,300	\$7,497,700
Importance Code C	\$59,600	\$1,607,400
Total	\$18,111,200	\$9,525,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$40,600	\$25,700		
Interior Architecture	\$85,500	\$7,900		\$13,100
Electrical	\$19,900	\$83,600	\$17,000	\$14,600
Mechanical	\$76,000	\$53,500	\$86,000	\$35,500
Site Pavements	\$28,400			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$286,000	\$206,300	\$138,500	\$98,800
Importance Code A	\$40,600	\$26,100		
Importance Code B	\$216,300	\$180,200	\$138,500	\$98,800
Importance Code C	\$29,000			
Total	\$286,000	\$206,300	\$138,500	\$98,800



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$1,238,800	LIFE	**	5	\$147,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along 136th Street</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along 136th Street</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$67,300	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	2%	Now	\$16,000	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Along 136th Street</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Along 136th Street</i>								
Metal Panel	5%			2050	**	5-10	\$57,500	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5		
Parapets								
Masonry: Brick	70%	0-2	\$18,200	LIFE	**	5	\$7,000	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	5%	0-2	\$6,400	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	5	\$1,900	
Metal: Cage/Fence	20%			2035	**	5-10	\$15,600	
Roof								
Modified Bitumen	100%			2035	**	10	\$70,200	
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$36,500	LIFE	**	5	\$45,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$60,400	2033	\$604,200	5	\$5,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	0-2	\$20,000	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	50%	Now	\$148,000	2030	\$2,960,200	3	\$39,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	30%			2025	\$11,347,400	3	\$23,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$12,700	2033	\$636,200	5	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,000	
Gypsum Board	10%			LIFE	**	5	\$13,600	
Masonry: Brick	5%			LIFE	**			
Marble Panels	2%	Now	\$16,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Lobby</i>								
Plaster	53%	Now	\$59,600	LIFE	**	5	\$36,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 9th Floor Storage Room</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	50%			2035	**	5	\$104,800	
Exposed Struc: Concrete	10%			LIFE	**	5	\$3,300	
Gypsum Board	5%			LIFE	**	5	\$13,100	
Metal Panel	15%			LIFE	**	5	\$39,300	
Plaster	20%			LIFE	**	5	\$26,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$28,400	2035	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Throughout*

On-Site Walkways

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

Asphalt	100%			2033	\$971,200			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2030	\$199,500	5	\$800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : Two Motor Control Centers Are Supplied From The Women Pavillion Building.*

Switchgear / Switchboard

Air Circuit Breaker	100%			2030	\$199,500	5	\$800	
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Raceway

Conduit	90%			2030	\$163,700	1		
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Conduit	10%			2050	**	1		
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Panelboards

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

Braided Cloth	30%	2-4	\$83,100	2055	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : There Is Still 30 Percent Of The Old Wiring In The Building.*

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

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

Grounding Devices

Generic	100%			LIFE	**	5	\$2,200	
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Stand-by Power

Transfer Switches

Automatic	100%			2043	**	1	\$46,100	
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**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL KOUNTZ PAVILION
Asset # : 103**

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2039	**	1	\$58,000	
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$5,500	
Fuel Storage								
Day Tank	50%			2046	**	5		
Main Tank	50%			2058	**	5		
Lighting								
Interior Lighting								
Fluorescent	60%			2025	\$1,397,600	10	\$82,400	
Fluorescent	25%			2038	**	10	\$34,300	
Fluorescent	4%			2030	\$93,200	10	\$5,500	
Incandescent	1%			2025	\$25,800	2		
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 9th Floor</i>								
<i>Explanation : LED Lights Installed On Some Areas In 2018</i>								
Egress Lighting								
Emergency, Service	45%			2025	\$42,400	1		
Emergency, Battery	5%			2030	\$12,800	10	\$1,800	
Exit, LED	50%			2065	**	1		
Exterior Lighting								
HID	100%			2030	\$714,400	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$86,200	1	\$16,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$27,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2026	\$130,600			
Pres. Reducing Valve/LP Steam	80%			2033	\$73,700	5	\$7,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$40,200	2055	**	4	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$172,200	2040	**	4	\$5,900	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
Terminal Devices								
Air Handler	50%			2025	\$1,440,500	1	\$46,300	
Convactor/Radiator	50%	Now	\$250,400	2035	**	1	\$21,800	
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 1st, 2nd, 9th, And 11th Floors</i>								
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	90%			2050	**	1		
Electricity	10%			2038	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2043	**	1	\$145,800	
Window/Wall Unit	10%			2024	\$58,000	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$5,000	2030	\$247,500	4	\$7,400	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht No Component	80%			2030	\$2,376,500	1	\$74,100	
	20%							
Heat Rejection								
Water Cooling Tower	100%	2-4	\$773,300	2035	**	2	\$120,600	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Damaged Ceiling</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,500	
Exhaust Fans								
Interior	100%			2025	\$679,000	2	\$4,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$14,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Sump Pump(s) Non-Submersible	100%		2035	**	4	\$3,200	
Sewage Ejector(s) Compressed Air	100%		2030	\$49,500	4	\$1,500	
Backflow Preventer Generic	100%		2035	**	1	\$9,200	
Fixtures Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Four Units From Basement To 11th Floor</i>					
		<i>Explanation : Four Units</i>					
Fire Suppression							
Standpipe Generic	100%		2050	**	1-5	\$75,500	
Sprinkler No Component Generic	90% 10%		2050	**	1-2	\$4,200	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$4,681,700	\$1,191,100
Interior Architecture	\$2,065,200	\$1,569,600
Electrical	\$5,116,100	\$11,328,100
Mechanical	\$16,050,100	\$23,725,700
Site Pavements		\$137,000
Total	\$27,913,200	\$37,951,500
Importance Code A	\$4,681,700	\$2,055,400
Importance Code B	\$23,119,000	\$35,419,800
Importance Code C	\$112,400	\$476,300
Total	\$27,913,200	\$37,951,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$33,800	\$42,200		
Interior Architecture	\$56,100		\$26,800	\$87,200
Electrical	\$99,200	\$75,100	\$71,000	\$75,000
Mechanical	\$139,000	\$173,000	\$362,000	\$157,800
Site Enclosure	\$4,800			
Site Pavements	\$46,400			
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Total	\$556,900	\$467,900	\$637,500	\$497,500
Importance Code A	\$33,800	\$44,100		
Importance Code B	\$487,000	\$423,800	\$637,500	\$497,500
Importance Code C	\$36,100			
Total	\$556,900	\$467,900	\$637,500	\$497,500



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	\$1,947,000	LIFE	**	5	\$437,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 75%</i>								
<i>Location : Along West And South Side</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%	Now	\$66,000	LIFE	**	5	\$8,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5-10	\$187,900	
Marble Panels	10%	Now	\$392,200	LIFE	**	5	\$41,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2050	**	5	\$61,500	
Windows								
Aluminum	100%	Now	\$686,200	2046	**	5	\$140,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5	\$4,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 50%</i>								
<i>Location : West And South Sides</i>								
Masonry: Marble	20%	Now	\$83,900	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Metal Panel	5%	Now	\$33,800	2050	**	5	\$3,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Metal Rail	65%			2043	**	5-10	\$476,400	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%	Now	\$1,455,100	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 18th And 7th Floor Roofs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
Single Ply Membrane	5%			2035	**	10	\$11,400	
Interior								
Floors								
Carpet	5%			2029	\$970,000	3	\$80,500	
Cast in Place Concrete	10%			LIFE	**	5	\$234,700	
Ceramic Tile	5%			2039	**	5	\$53,600	
Quarry Tile	5%			2043	**	5	\$80,500	
Terrazzo	10%	Now	\$205,100	LIFE	**	5	\$83,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	55%	Now	\$333,300	2035	**	3	\$221,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 15th Floor And Throughout, Stairs</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 15th Floor And Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$968,000	2040	**	3	\$40,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$58,500	
Concrete Masonry Unit	5%	Now	\$112,400	LIFE	**	5	\$23,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room</i>								
Glass: Single Pane	3%			LIFE	**	5	\$26,300	
Gypsum Board	15%			LIFE	**	5	\$105,300	
Mosaic Tile	2%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	40%			LIFE	**	5	\$140,400	
SGFT/Glazed Masonry	26%			LIFE	**			
Wood	2%			LIFE	**	5	\$93,600	

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

Asset # : 102

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

Interior

Ceilings

AcousTileConcealSpLn	30%	2-4	\$264,800	2043	**	5	\$201,100	
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Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%

Location : Throughout

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : Throughout

AcousTileSusp.Lay-In	35%			2043	**	5	\$375,500	
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Exposed Struc: Concrete	10%			LIFE	**	5	\$16,800	
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Metal Panel	25%	Now	\$181,600	LIFE	**	5	\$335,200	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Corridors

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : 6th Floor Corridor

Site Enclosure

Fence/Gates

Iron Picket	100%			2050	**			
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Retaining Walls

Masonry: Brick	100%	Now	\$4,800	2040	**			
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Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%

Location : Throughout West And South Side, This Material Is Actually Masonry: Granite.

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$39,500	2043	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : South And West Side Of Building

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Parking/Driveway

Asphalt	100%	Now	\$6,900	2033	\$137,000			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : South Side Of Building

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2030	\$864,300	5	\$3,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Four Main Service Disconnect Switches Rated At 5,000 Amperes Each

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	50%			2028	\$13,700	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 5106a And Elevator Machine Room</i>								
<i>Explanation : Two 150 And Two 112.5 Kilovolt-ampere And Various Other Sizes Serving The Radiology Equipment And Elevators</i>								
Dry Type	50%			2035	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%	Now	\$4,300	2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : Breaker For MLK Building In Paralleling Gear Malfunctions</i>								
Fused Disc Sw	90%			2030	\$777,900	5	\$2,800	
Raceway								
Busway	30%			2035	**	1		
Conduit	55%			2030	\$513,600	1		
Conduit	15%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5	\$800	
Fused Disc Sw	15%			2029	\$146,900	5	\$2,500	
Molded Case Bkrs	70%			2029	\$685,700	5	\$13,400	
Molded Case Bkrs	10%			2038	**	5	\$1,900	
Wiring								
Braided Cloth	50%	2-4	\$695,100	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	20%			2028	\$278,000	1		
Thermoplastic	30%			2040	**	1		
Motor Controllers								
Locally Mounted	10%			2028		5	\$500	
Locally Mounted	10%			2035	**	5	\$500	
Motor Control Center	40%			2043	**	5	\$7,900	
Motor Control Center	20%			2028	\$357,200	5	\$4,000	
Variable Frequency Drive	20%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,700	
Stand-by Power								
Transfer Switches								
Automatic	50%			2028	\$53,400	1	\$111,800	
Automatic	50%			2043	**	1	\$111,800	

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

Asset # : 102

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators Diesel	100%			2039	**	1	\$281,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Four Emergency Generators Rated At 1,000 Kilowatts Each.</i>								
Batteries Lead/Acid	100%			2024	\$2,500	5	\$26,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : 10,000 Kilowatt Load Bank Observed</i>								
Fuel Storage Day Tank	50%			2046	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 3rd Floor Roof</i>								
<i>Explanation : 600 Gallons Rated Capacity</i>								
Main Tank	50%			2033	\$39,300	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 20,000 Gallons Rated Capacity</i>								
Lighting Interior Lighting Fluorescent	35%			2025	\$3,902,500	10	\$230,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	45%			2030	\$5,017,500	10	\$295,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$557,500	10	\$32,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	5%	0-2	\$12,300	2030	\$616,800	2	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium Dimmers Beyond Life</i>								
LED	10%			2035	**			
Egress Lighting Emergency, Service	45%			2030	\$203,100	1		
Emergency, Battery	5%			2030	\$61,500	10	\$8,700	
Exit, Service	50%			2035	**	1		
Exterior Lighting HID	10%	Now	\$173,400	2030	\$346,800			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outside Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	90%							

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

Asset # : 102

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lightning Protection Arresters/Cabling Generic	100%			2033	\$100,600	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof / Stacks Only</i>								
<i>Explanation : Lightning Rods In The Stacks Only</i>								
<hr/>								
Alarm Security System No Component Generic	70%			2030	\$418,600	1	\$81,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection No Component Generic, Digital	70%							
	30%	Now	\$115,000	2035	* *	1-3	\$122,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor Elevator Recall</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2040	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Four 20,000 Tanks For No. 2 Oil</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%	0-2	\$31,300	2026	\$625,200			
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i> <i>Location : 1 Of 3 Hot Water Pumps And Steam Piping At Heat Exchanger In Basement Mechanical Equipment Room.</i> <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Basement Mechanical Equipment Room</i> <i>Explanation : Serves 1st, 2nd And 3rd Floors Reheat System And Some Radiation.</i>								
Steam Boiler Central Plant	80%	0-2	\$1,248,600	2035	* *			
<i>Broken, Extent : Severe, Area Affected : 30%</i> <i>Location : 1 Of 3 Boilers In Boiler Plant.</i> <i>On Extended Life, Extent : Severe, Area Affected : 2%</i> <i>Location : Deaerator And Surge Tanks In Boiler Plant.</i> <i>Other Observation, Extent : Severe, Area Affected : 2%</i> <i>Location : Boiler Plant</i> <i>Explanation : Maintenance Required For Turbines. Ventilation Fans Inactive. No Combustion Air.</i>								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$128,200	2038	* *	4	\$14,100	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i> <i>Location : Piping In Basement.</i> <i>Leak Evident, Extent : Moderate, Area Affected : 60%</i> <i>Location : Piping At Heat Exchangers And Pumps In Basement.</i>								
Central Plant Steam Piping/Pmp	60%	0-2	\$2,472,900	2040	* *	4	\$21,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Control Valve On High Pressure Steam Rig.</i> <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i> <i>Location : Deaerator, Surge Tank, Condensate Return Pumps And Boiler Feedwater Pumps</i> <i>Other Observation, Extent : Severe, Area Affected : 40%</i> <i>Location : Basement Boiler Room</i> <i>Explanation : Boiler Blowdown Pumps Not In Place.</i>								
Terminal Devices								
Air Handler	5%	0-2	\$413,700	2025	\$689,500	1	\$19,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Controls Issues With Starters, Valves And Dampers At Air Handling Units.</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Air Handler	35%			2025	\$4,826,800	1	\$155,100	
Convactor/Radiator	40%			2035	* *	1	\$92,600	
Fan Coil Unit/Heat	20%			2025	\$3,633,900	1	\$46,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2035	**	1	\$265,900	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 3 Units</i>							
Exterior Pkg Unit - Cooling	20%			2030	\$1,607,100	2	\$8,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Split Units</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$118,500	2040	**	4	\$35,300	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 18th Floor Mechanical Equipment Room.</i>							
	<i>Repairs In Progress, Extent : N/A, Area Affected : 50%</i>							
	<i>Location : Chilled Water Pumps At 18th Floor Mechanical Room.</i>							
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$284,400	2030	\$14,219,700	1	\$398,900	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Controls Issues With Starters, Valves And Dampers At Air Handling Units.</i>							
Heat Rejection								
Air Cooled Condenser Unit	20%			2035	**	2	\$99,800	
Water Cooling Tower	80%	2-4	\$592,300	2028	\$2,961,300	2	\$461,600	
	<i>Repairs In Progress, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$399,700	
Exhaust Fans								
Interior	100%	Now	\$325,000	2030	\$3,250,200	2	\$17,600	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Main Boiler Room Makeup Air Fan. E F - 17</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$188,200	2040	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Piping In Basement</i>							
	<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>							
	<i>Location : Cold Water Fill Pumps Repair In Progress.</i>							
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$70,900	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$129,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Horizontal Piping On 7th Floor And 18th Mechanical Rooms.</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$148,800	4	\$15,400	
Sewage Ejector(s) Compressed Air	100%	0-2	\$24,000	2030	\$240,400	4	\$7,300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ejector Pods In Mechanical Equipment Room</i>								
Backflow Preventer Generic	100%			2030	\$327,300	1	\$43,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Fire And Domestic</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Controller Not Working, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Elevator Recall Malfunctioning</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 10 Passenger Units From Basement To 18th Floor, 1 Freight Unit From Basement To 2nd Floor</i>								
<i>Explanation : Ten Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$361,400	
Sprinkler								
No Component	70%							
Generic	30%			2040	**	1-2	\$60,200	
Fire Pump								
Generic	100%	Now	\$279,900	2033	\$699,700	1	\$120,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 18th Floor Mechanical Room</i>								
Chemical System								
No Component	98%							
Generic	2%			2025	\$1,700	1-3	\$1,500	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$495,700	\$966,300
Interior Architecture	\$161,400	\$580,900
Electrical	\$238,500	
Mechanical		\$64,400
Total	\$895,500	\$1,611,600
Importance Code A	\$495,700	\$966,300
Importance Code B	\$308,300	\$453,400
Importance Code C	\$91,500	\$191,900
Total	\$895,500	\$1,611,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$39,200	\$11,100	\$11,600	
Interior Architecture	\$23,400	\$15,100	\$27,600	
Electrical	\$15,300	\$23,100	\$17,000	\$15,300
Mechanical	\$61,100	\$30,700	\$186,800	\$30,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$156,700	\$97,800	\$260,800	\$63,800
Importance Code A	\$39,200	\$11,700	\$11,900	
Importance Code B	\$104,200	\$86,100	\$248,900	\$63,800
Importance Code C	\$13,300			
Total	\$156,700	\$97,800	\$260,800	\$63,800



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	50%			2050	**	5-10	\$709,500	
Window Wall	5%	Now	\$64,100	2050	**	5	\$19,400	
	<i>Weather Strip Missing, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Front Facade</i>							
Window Wall	45%			2050	**	5	\$348,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : West Facade</i>							
	<i>Explanation : Mural Wall</i>							
Windows								
Aluminum	85%			2046	**	5	\$23,100	
Metal Louvers	15%			2039	**	10	\$25,500	
Parapets								
Metal Panel	85%			2050	**	5	\$128,000	
Metal Rail	15%			2043	**	5-10	\$105,400	
Roof								
IRMA/Protected Membrane	10%			2035	**	10	\$11,100	
	<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof Sections Over Fifth And First Floors</i>							
Single Ply Membrane	80%	Now	\$37,300	2035	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Over 4th Floor</i>							
Sloped Glazing	10%			LIFE	**	5	\$148,200	
Soffits								
Glass: Special Gauge	50%			LIFE	**	1		
Metal Panel	50%	Now	\$1,900	2050	**	5	\$6,600	
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Emergency Room Entrance</i>							
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$69,800	LIFE	**	5	\$87,800	
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Northeast Corner Of Mechanical Room In Basement</i>							
Ceramic Tile	5%			2039	**	5	\$20,100	
Sheet Vinyl/Rubber	5%			2035	**	5	\$30,100	
Terrazzo	10%			LIFE	**	5	\$31,400	
Vinyl Tile	55%			2035	**	3	\$82,800	
Under Construction	15%							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$26,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$21,300	
Glass: Single Pane	10%			LIFE	**	5	\$40,000	
Gypsum Board	60%	Now	\$91,500	LIFE	**	5	\$191,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair A</i>								
Under Construction	15%							
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$301,100	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$25,100	
Under Construction	15%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	20%			2035	**	10	\$4,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 95%</i>								
<i>Location : Roof</i>								
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : High Output Lighting For Mural</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$29,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Lobbys And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$48,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Provided From Adjacent Martin Luther King Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2043	**	5	\$15,400	
Distribution								
Central Plant Steam Piping/Pmp	100%			2056	**	4	\$19,200	
Terminal Devices								
Air Handler	80%			2038	**	1	\$128,600	
Convactor/Radiator	20%			2047	**	1	\$16,800	
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	1%			2031	\$42,000	2	\$200	
Ext Pkg Unit - Heating/Cooling	95%			2038	**	2	\$15,100	
No Component	4%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$338,300	
Heat Rejection								
Dry Cooler	1%			2038	**	2	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two 5 Ton Units Serve CAT Scan Units</i>								
No Component	99%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,000	
Exhaust Fans								
Interior	80%			2038	**	2	\$6,400	
Roof	20%			2038	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
HW Heat Exchanger								
Steam Fired	100%			2056	**	4	\$38,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$5,500	
Sewage Ejector(s)								
Compressed Air	100%			2056	**	4	\$3,900	
Backflow Preventer								
Generic	100%			2038	**	1	\$15,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 6th Floor, One Unit From Basement To 7th Floor, Two Units From 1st To 6th Floor</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2056	**	1-5	\$131,100	

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

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

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Address : 16 WEST 137 STREET @LENOX-FIFTH AVES.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.070 / 4366 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 121,912 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Ph
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$820,600	\$207,800
Interior Architecture		\$222,700
Electrical		\$2,299,400
Mechanical	\$119,000	\$5,861,900
Total	\$939,700	\$8,591,800
Importance Code A	\$820,600	\$365,200
Importance Code B	\$119,000	\$8,123,100
Importance Code C		\$103,600
Total	\$939,700	\$8,591,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$17,600	\$86,000	\$4,900	
Interior Architecture	\$44,900		\$11,400	
Electrical	\$28,000	\$15,200	\$12,600	\$11,900
Mechanical	\$75,900	\$53,900	\$82,200	\$38,000
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$186,100	\$174,800	\$130,800	\$69,600
Importance Code A	\$20,600	\$89,300	\$7,900	\$3,000
Importance Code B	\$165,500	\$85,600	\$122,900	\$66,600
Importance Code C				
Total	\$186,100	\$174,800	\$130,800	\$69,600



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$77,900	
Metal Panel	20%			2050	**	5-10	\$178,600	
Stucco Cement	5%			2043	**	5	\$16,200	
Window Wall	15%			2050	**	5	\$73,100	
Windows								
Aluminum	95%			2046	**	5	\$9,800	
Metal Louvers	5%			2039	**	10	\$3,200	
Parapets								
Masonry: Brick Cavity	65%	0-2	\$10,300	LIFE	**	5	\$5,000	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Metal Panel	5%			2050	**	5	\$1,500	
Stucco Cement	30%	Now	\$7,300	2043	**	5	\$3,000	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Interior Face</i>						
Roof								
Modified Bitumen	100%	0-2	\$820,600	2040	**			
		<i>Blisters, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over 4th Floor</i>						
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Soffits								
Cement - Fiber Panel	100%			2035	**	10		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$59,900	
Ceramic Tile	5%			2039	**	5	\$9,100	
Terrazzo	30%			LIFE	**	5	\$42,800	
Vinyl Tile	50%			2035	**	3	\$34,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	15%			LIFE	**	5	\$20,700	
Glass: Single Pane	2%			LIFE	**	5	\$5,200	
Gypsum Board	50%			LIFE	**	5	\$103,600	
Metal Panel	5%			LIFE	**			
SGFT/Glazed Masonry	23%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	65%	2-4	\$40,300	2043	**	5	\$59,300	
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Exposed Struc: Steel	20%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$34,200	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Four Main Service Disconnect Switches Rated 1 At 2,000 Amperes, 2 At 1,200 Amperes And 1 At 1,600 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	10%			2040	**	5	\$100	
Molded Case Bkrs	90%			2040	**	5	\$2,900	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$300	
Molded Case Bkrs	90%			2038	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	5%			2035	**	5		
Motor Control Center	95%			2035	**	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$37,500	
Generators								
Diesel	100%			2033	\$111,100	1	\$47,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2024	\$2,500	5	\$27,200	
Fuel Storage								
Day Tank								
	50%			2038	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 60 Gallon Capacity</i>						
Main Tank								
	50%			2045	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1,000 Gallon Capacity</i>						

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	75%			2030	\$1,422,400	10	\$83,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$94,800	10	\$5,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	20%			2040	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : New LED Fixtures Installed In 2018.</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$38,400	1		
Exit, Service	50%			2030	\$26,900	1		
Exterior Lighting								
HID	100%			2030	\$581,600	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement And Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2033	\$157,400	1	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils</i>								
Pres. Reducing Valve/LP Steam	50%			2033	\$37,500	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Serves Steam Fed Coils And Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2046	**	4	\$3,000	
Central Plant Steam Piping/Pmp	50%			2050	**	4	\$3,000	
Terminal Devices								
Air Handler	50%			2035	**	1	\$37,700	
Convactor/Radiator	40%			2043	**	1	\$15,800	
Fan Coil Unit/Heat	10%			2035	**	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2033	\$2,287,400	1	\$118,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : R-22</i>								
Interior Pkg Unit - Cooling	10%			2031	\$197,100	2	\$700	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$9,000	
Terminal Devices								
Air Handler/Cool/Ht	90%			2030	\$2,176,800	1	\$67,900	
Fan Coil - 4 Pipe	10%			2030	\$474,100	1	\$3,900	
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	**	2	\$8,500	
Dry Cooler	10%			2038	**	2	\$8,500	
Water Cooling Tower	80%			2028	\$503,700	2	\$98,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	90%			2035	**	2	\$3,400
	Roof	10%			2035	**	2	\$400
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2050	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2050	**	4	\$12,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : 2 Units Each With 250 Gallon Tanks</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$8,800	LIFE	**	1	
				<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Near Roof Area</i>				
	Sump Pump(s)							
	Submersible	100%			2024	\$3,800	4	\$3,900
	Sewage Ejector(s)							
	Electric	100%			2030	\$65,300	4	\$4,900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Duplex Sets</i>				
	Backflow Preventer							
	Generic	100%			2035	**	1	\$7,500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Three Units From 1st To 4th Floor; One Unit From Basement To 4th Floor; One Unit From Basement To Penthouse</i>				
				<i>Explanation : Five Units</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2050	**	1-5	\$61,500
	Sprinkler							
	Generic	100%			2050	**	1-2	\$34,200
	Fire Pump							
	Generic	100%			2026	\$119,000	1	\$22,800

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Address : 1879 MADISON AVE @ E.121 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0020.010 / 14738 **Yr Built/Renovated** : 1984 / 2013
Area Sq Ft : 268,259 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,7,Ph
Block : 1747 **Lot** : 35 **BIN** : 1077376

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$437,300	\$348,000
Interior Architecture	\$1,046,600	\$1,496,100
Electrical		\$1,024,200
Mechanical	\$66,500	\$9,735,400
Total	\$1,550,400	\$12,603,700
Importance Code A	\$437,300	\$348,000
Importance Code B	\$790,600	\$12,111,800
Importance Code C	\$322,500	\$143,900
Total	\$1,550,400	\$12,603,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$53,400			
Interior Architecture	\$62,600		\$32,600	\$46,700
Electrical	\$54,700	\$43,700	\$50,100	\$46,200
Mechanical	\$160,500	\$120,800	\$168,400	\$95,800
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$372,700	\$205,900	\$292,500	\$230,100
Importance Code A	\$68,000	\$14,600	\$14,600	\$14,600
Importance Code B	\$242,100	\$191,300	\$277,900	\$188,900
Importance Code C	\$62,600			\$26,700
Total	\$372,700	\$205,900	\$292,500	\$230,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$5,200	
Masonry: Brick Cavity	88%			LIFE	**	5	\$363,300	
Window Wall	10%			2053	**	5	\$77,400	
Windows								
Aluminum	95%			2049	**	5	\$25,900	
Metal Louvers	5%			2042	**	10	\$8,500	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$199,500	
Metal Rail	20%			2046	**	5-10	\$140,600	
Pre-Cast Concrete	5%	Now	\$16,200	LIFE	**	5	\$12,200	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Southeast Corner Of Building</i>								
Roof								
Single Ply Membrane	100%			2038	**	10	\$111,100	
Soffits								
Metal Panel	30%			2053	**	5-10	\$14,500	
Stucco Cement	70%	0-2	\$21,700	2046	**	5	\$6,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Into Room 1-115d</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$263,500	
Ceramic Tile	10%			2042	**	5	\$40,200	
Sheet Vinyl/Rubber	5%			2038	**	5	\$30,100	
Traffic Topping	5%	0-2	\$195,900	2028	\$979,500	5	\$12,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	65%			2038	**	3	\$97,900	
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$53,300	
Concrete Masonry Unit	20%			LIFE	**	5	\$85,300	
Glass: Single Pane	5%			LIFE	**	5	\$40,000	
Gypsum Board	45%			LIFE	**	5-10	\$407,800	
Plaster	20%			LIFE	**	5-10	\$90,600	
Ceilings								
AcousTileSusp.Lay-In	70%			2046	**	5	\$281,100	
Exposed Struc: Steel	10%			LIFE	**	10	\$80,300	
Gypsum Board	20%			LIFE	**	5-10	\$276,000	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	**			
Parking/Driveway								
Cast in Place Concrete	100%			2046	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 3,000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2038	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,000 And Two 500 Kilovolts Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2043	**	5	\$800	
Fused Disc Sw	30%			2053	**	5	\$300	
Raceway								
Conduit	70%			2043	**	1		
Conduit	30%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$600	
Molded Case Bkrs	30%			2041	**	5	\$2,100	
Molded Case Bkrs	60%			2049	**	5	\$4,200	
Wiring								
Thermoplastic	30%			2053	**	1		
Thermoplastic	70%			2043	**	1		
Motor Controllers								
Locally Mounted	30%			2038	**	5	\$500	
Variable Frequency Drive	70%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$82,500	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2042	**	1	\$103,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 1,250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$9,900	
Fuel Storage								
Day Tank								
	50%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Roof</i>								
<i>Explanation : One 275 Gallon Capacity</i>								
Main Tank								
	50%			2061	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 20,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	10%			2033	\$417,300	10	\$24,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent								
	70%			2038	**	10	\$172,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent								
	10%			2038	**	10	\$24,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fluorescent								
	10%			2038	**	10	\$24,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service								
	50%			2038	**	1		
Exit, Battery								
	50%			2038	**	10	\$9,100	
Exterior Lighting								
HID								
	10%			2033	\$128,000	10	\$100	
LED								
	10%			2038	**			
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.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
Generic	50%			2038	**	1	\$50,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	50%			2033	\$257,400	1	\$50,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$165,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns, Alarm Bells And Fire Alarm Panel</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Hot Water Boiler	75%			2046	**	1	\$99,500	
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Hot Water Boiler	15%			2046	**	1	\$19,900	
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 1 Unit</i>						
Steam Boiler	10%			2046	**	1	\$26,600	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$19,800	
Terminal Devices								
Air Handler	40%			2038	**	1	\$66,400	
Air Handler	40%			2033	\$2,064,700	1	\$66,400	
Fan Coil Unit/Heat	20%			2038	**	1	\$17,300	
Air Conditioning								
Energy Source								
Electricity	40%			2049	**	1		
Natural Gas	60%			2053	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Direct Fire	60%			2033	\$4,523,800	1	\$174,200	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units</i>							
Reciprocating Compr/Chiller	40%			2038	**	1	\$49,800	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>							
	<i>Location : 2 Set Of Multistacks, Penthouse</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$19,800	
Terminal Devices								
Air Handler/Cool/Ht	50%			2038	**	1	\$82,900	
Air Handler/Cool/Ht	50%			2033	\$2,661,100	1	\$82,900	
Heat Rejection								
Air Cooled Condenser Unit	40%			2038	**	2	\$74,700	
Water Cooling Tower	60%			2034	**	2	\$162,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$236,800	
Exhaust Fans								
Interior	80%			2038	**	2	\$6,600	
Roof	20%			2038	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater With Tanks								
Gas Fired	100%			2031	\$69,800	2		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Upper Penthouse</i>							
	<i>Explanation : 4 Units, No Capacities</i>							
HW Heat Exchanger								
HTHW/HW	100%			2053	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Upper Penthouse</i>							
	<i>Explanation : 4 Units</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2038	**	4	\$5,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	50%			2033	\$71,800	4	\$8,000	
Electric	50%			2033	\$71,800	4	\$8,000	
Backflow Preventer								
Generic	100%			2033	\$122,500	1	\$16,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Two Units From Basement To 7th Floor. Four Units From Basement To 7th Floor</i>						
		<i>Explanation : 6 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$135,200	
Sprinkler								
Generic	100%			2053	**	1-2	\$75,100	
Fire Pump								
Generic	100%			2036	**	1	\$50,100	
Chemical System								
Generic	100%			2031	\$83,400	1-3	\$74,400	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Address : 1752 PARK AVE. @ E.121 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0020.000 / 14737 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 134,953 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 1747 **Lot** : 70 **BIN** : 1088883

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$346,900	\$850,400
Interior Architecture	\$370,900	\$266,800
Electrical		\$99,000
Mechanical		\$83,400
Total	\$717,800	\$1,299,700
Importance Code A	\$346,900	\$850,400
Importance Code B	\$142,000	\$324,500
Importance Code C	\$228,800	\$124,800
Total	\$717,800	\$1,299,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$18,200			
Interior Architecture	\$170,600		\$25,900	\$27,400
Electrical	\$28,200	\$22,000	\$25,200	\$24,500
Mechanical	\$106,900	\$59,000	\$78,700	\$45,900
Site Pavements	\$9,000			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$362,400	\$110,600	\$159,400	\$127,400
Importance Code A	\$25,500	\$7,300	\$7,300	\$7,300
Importance Code B	\$252,800	\$103,300	\$152,000	\$102,700
Importance Code C	\$84,100			\$17,300
Total	\$362,400	\$110,600	\$159,400	\$127,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$11,400	
Metal Panel	35%			2053	**	5-10	\$437,900	
Pre-Cast Concrete	50%			LIFE	**	5	\$591,500	
Window Wall	10%			2053	**	5	\$68,200	
Windows								
Aluminum	90%			2049	**	5	\$24,900	
Metal Louvers	10%			2042	**	10	\$17,300	
Parapets								
Metal Panel	30%			2053	**	5	\$15,800	
Metal Rail	10%			2053	**	5-10	\$24,500	
Pre-Cast Concrete	60%			LIFE	**	5	\$102,400	
Roof								
Single Ply Membrane	100%			2041	**	10	\$65,600	
Soffits								
Stucco Cement	30%			2046	**	5		
Wood	70%			2046	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$132,600	
Ceramic Tile	10%			2042	**	5	\$20,200	
Traffic Topping	5%			2038	**	5	\$12,600	
Vinyl Tile	55%			2038	**	3	\$41,700	
Vinyl Tile	10%			2038	**	3	\$7,600	
Wood	5%			2061	**	5	\$18,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : This Component Is Actually Laminated Wood Flooring</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$43,300	
Ceramic Tile	10%			2042	**	5	\$34,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$55,500	
Glass: Single Pane	5%			LIFE	**	5	\$26,000	
Gypsum Board	60%			LIFE	**	5-10	\$353,600	
Ceilings								
AcousTileSusp.Lay-In	75%			2046	**	5	\$151,500	
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$25,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$20,200	
Gypsum Board	10%			LIFE	**	5-10	\$69,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,000	2046	**			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 122nd Street Near Tree</i>								

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2046	**			
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Parking/Driveway

Cast in Place Concrete	100%			2046	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 4,000 Ampere And One 3,000 Ampere Main Disconnect Switches*

Transformers

Dry Type

	100%			2046	**	5	\$500	
--	------	--	--	------	----	---	-------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 1,000, Two 500, Two 400 And One 225 Kilovolts Amperes 480 Highvoltage 208/120 Low Voltage*

Switchgear / Switchboard

Fused Disc Sw

	100%			2053	**	5	\$600	
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Raceway

Conduit

	100%			2053	**	1		
--	------	--	--	------	----	---	--	--

Panelboards

Fused Disc Sw

	10%			2049	**	5	\$300	
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Molded Case Bkrs

	90%			2049	**	5	\$3,200	
--	-----	--	--	------	----	---	---------	--

Wiring

Thermoplastic

	100%			2053	**	1		
--	------	--	--	------	----	---	--	--

Motor Controllers

Locally Mounted

	30%			2046	**	5	\$300	
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Variable Frequency

	70%			2046	**			
--	-----	--	--	------	----	--	--	--

Drive

Ground

Grounding Devices

Generic

	100%			LIFE	**	5	\$4,000	
--	------	--	--	------	----	---	---------	--

Stand-by Power

Transfer Switches

Automatic

	100%			2046	**	1	\$41,500	
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Generators

Diesel

	100%			2042	**	1	\$52,300	
--	------	--	--	------	----	---	----------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room Roof**Explanation : One 1,250 Kilowatts*

Batteries

Lead/Acid

	100%			2027	\$2,500	5	\$5,000	
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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY

Asset # : 14737

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2049	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Roof</i>							
	<i>Explanation : One 275 Gallon Capacity</i>							
Main Tank	50%			2061	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 20,000 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	55%			2038	**	10	\$68,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2038	**	10	\$6,200	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room Spaces</i>							
Fluorescent	20%			2038	**	10	\$24,800	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
LED	20%			2041	**			
Egress Lighting								
Emergency, Service	55%			2038	**	1		
Exit, Battery	45%			2038	**	10	\$4,100	
Exterior Lighting								
Fluorescent	10%			2038	**	10	\$1,200	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Building Perimeter</i>							
LED	10%			2041	**			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	**	5	\$700	
Alarm								
Security System								
Generic	50%			2038	**	1	\$25,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside The Building</i>							
	<i>Explanation : CCTV Surveillance System</i>							
Generic	50%			2038	**	1	\$25,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways And Exit Doors</i>							
	<i>Explanation : Intrusion Alarm And Motion Sensor</i>							

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2038

**

1-3

\$83,200

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

Location : Throughout The Building

*Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells
And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2053

**

1

Conversion Equipment

Hot Water Boiler

90%

2046

**

1

\$60,100

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

Location : Penthouse

*Explanation : 3 Units. Two For Heating, One For Both Heating And Domestic Hot Water.
Three Heat Exchangers*

Steam Boiler

10%

2046

**

1

\$13,400

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

Location : Penthouse

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100%

2049

**

4

\$10,000

Terminal Devices

Air Handler

80%

2038

**

1

\$66,800

Fan Coil Unit/Heat

20%

2038

**

1

\$8,700

Air Conditioning

Energy Source

Electricity

100%

2049

**

1

Conversion Equipment

Reciprocating

Compr/Chiller

100%

2038

**

1

\$62,600

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Multistacks Sets, Penthouse

Distribution

CW & CHW Wtr
Pipe/Pump

100%

2053

**

4

\$10,000

Terminal Devices

Air Handler/Cool/Ht

100%

2038

**

1

\$83,500

Heat Rejection

Air Cooled Condenser
Unit

100%

2038

**

2

\$94,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$119,100

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	85%			2038	**	2	\$3,500	
Roof	15%			2038	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater With Tanks								
Gas Fired	100%			2031	\$17,500	2		
HW Heat Exchanger								
HTHW/HW	100%			2053	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2038	**	4	\$5,400	
Backflow Preventer								
Generic	100%			2038	**	1	\$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Two Units From 1st To 5th Floor; One Unit From Cellar To 6th Floor And Penthouse, One Unit From Cellar To 6th Floor</i>						
		<i>Explanation : 4 Units</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : One Unit From Cellar To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$68,000	
Sprinkler								
Generic	100%			2053	**	1-2	\$37,800	
Fire Pump								
Generic	100%			2042	**	1	\$25,200	
Chemical System								
Generic	100%			2031	\$83,400	1-3	\$74,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Elevator Machine Room, Kitchen Hood</i>						
		<i>Explanation : Fm-200 For Elevator Machine Room, Chemical System R-102 For Kitchen Hood</i>						

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : IDA G. ISRAEL COMM HEALTH CENTER
Address : 2925 WEST 19 STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0021.000 / 14935 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 13,325 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 7061 **Lot** : 16 **BIN** : 3414199

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$32,700		\$800	
Interior Architecture	\$36,700		\$8,200	\$8,100
Electrical	\$1,400	\$1,200	\$1,500	\$1,200
Mechanical	\$5,500	\$1,200	\$2,200	\$1,200
Site Enclosure	\$12,900			
Site Pavements	\$1,300			
Total	\$90,500	\$2,400	\$12,700	\$10,500
Importance Code A	\$33,400	\$700	\$1,400	\$700
Importance Code B	\$17,300	\$1,700	\$11,200	\$9,100
Importance Code C	\$39,900			\$700
Total	\$90,500	\$2,400	\$12,700	\$10,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	0-2	\$4,200	LIFE	**	5	\$1,900	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%			LIFE	**	5	\$28,800	
Metal Panel	2%			2053	**	5-10	\$2,800	
Stucco Cement	3%			2046	**	5	\$1,500	
Window Wall	10%			2053	**	5	\$7,700	
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$5,700	
Metal Panel	5%			2053	**	5	\$300	
Not Accessible	45%							
Roof								
Modified Bitumen	100%	Now	\$9,200	2038	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Into Patient Comfort Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible, Building Engineer Observe Leak</i>								
Soffits								
Metal Panel	100%			2053	**	5-10		
Interior								
Floors								
Cast in Place Concrete	1%			LIFE	**	5	\$1,000	
Ceramic Tile	67%			2042	**	5	\$14,800	
Sheet Vinyl/Rubber	2%			2038	**	5	\$700	
Vinyl Tile	30%			2038	**	3	\$2,500	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$1,400	
Gypsum Board	77%			LIFE	**	5-10	\$37,400	
Gypsum Board	18%	Now	\$1,500	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Patient Comfort Room</i>								
Ceilings								
AcousTileSusp.Lay-In	13%	Now	\$1,000	2046	**	5	\$1,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Patient Comfort Room</i>								
AcousTileSusp.Lay-In	67%			2046	**	5	\$14,700	
Gypsum Board	20%			LIFE	**	5-10	\$15,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$12,900	2053	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Driveway</i>								
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								

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

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**		
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On-Site Walkways

Cast in Place Concrete	100%	0-2	\$1,300	2046	**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Stairs*

Parking/Driveway

Asphalt	95%			2042	**		
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Cast in Place Concrete	5%			2046	**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$100
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2053	**	5	\$400
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Raceway

Conduit	100%			2053	**	1	
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Panelboards

Molded Case Bkrs	100%			2049	**	5	\$400
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Wiring

Thermoplastic	100%			2053	**	1	
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Motor Controllers

Locally Mounted	100%			2046	**	5	\$100
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Ground

Grounding Devices

Not Accessible	100%						
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Lighting

Interior Lighting

LED	100%			2038	**		
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Egress Lighting

Emergency, Battery	50%			2038	**	10	\$1,600
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Exit, LED	50%			2061	**	1	
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Exterior Lighting

HID	30%			2038	**	10	
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No Component	70%						
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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.

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

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

Alarm

Security System Generic	100%			2038	**	1	\$5,000	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection Generic, Analog	100%			2038	**	1-3	\$8,200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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

Heating

Energy Source Natural Gas	100%			2059	**	1		
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Conversion Equipment Furnace	100%			2038	**	1	\$6,600	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : 5 Rooftop Package Units

Air Conditioning

Energy Source Electricity	100%			2055	**	1		
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Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2038	**	2	\$800	
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R-410a Refrigerant, Extent : Light, Area Affected : 100%

Location : 5 Units, Roof

Distribution Not Accessible	100%							
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Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,800	
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Exhaust Fans Roof	100%			2038	**	2	\$400	
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Plumbing

H/C Water Piping Brass/Copper	100%			2053	**	1		
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Water Heater With Tanks Not Accessible	100%							
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Other Observation, Extent : N/A, Area Affected : 0%

Location : Ceiling

Explanation : Multiple Electric 10 Gallon Units. Not Accessible

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2053	**	1-2	\$3,700

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Address : 1340 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.110 / 14211 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 131,771 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$305,100	\$94,900
Interior Architecture	\$424,000	\$266,400
Electrical		\$120,900
Mechanical		\$9,910,600
Total	\$729,100	\$10,392,800
Importance Code A	\$305,100	\$94,900
Importance Code B	\$235,000	\$10,165,800
Importance Code C	\$188,900	\$132,100
Total	\$729,100	\$10,392,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$97,600		\$14,600	
Interior Architecture	\$169,000		\$56,100	\$12,000
Electrical	\$27,500	\$21,500	\$25,600	\$24,000
Mechanical	\$78,100	\$69,700	\$49,900	\$68,300
Site Pavements	\$22,700			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$409,900	\$106,000	\$161,000	\$119,100
Importance Code A	\$97,600		\$16,600	
Importance Code B	\$219,300	\$106,000	\$144,400	\$112,000
Importance Code C	\$92,900			\$7,100
Total	\$409,900	\$106,000	\$161,000	\$119,100



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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Asset # : 14211

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$70,800	
Masonry: Granite	5%			LIFE	**	5	\$7,600	
Masonry: Limestone	5%			LIFE	**	5	\$7,600	
Metal/Glass Curt Wall	50%	2-4	\$305,100	LIFE	**	5	\$94,900	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Atrium Roof Glazing - leaking From 4 Panels</i>								
Metal Panel	5%			2053	**	5-10	\$34,800	
Windows								
Metal Louvers	100%			2042	**	10	\$9,000	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5-10	\$31,600	
Masonry: Brick	15%			LIFE	**	5-10	\$9,900	
Masonry: Limestone	20%			LIFE	**	5-10	\$23,500	
Metal Rail	5%			2046	**	5-10	\$8,700	
Roof								
IRMA/Protected Membrane	35%			2038	**	10	\$20,900	
Single Ply Membrane	65%			2038	**	10	\$38,900	
Soffits								
Metal Panel	50%			2053	**	5-10	\$51,400	
Stucco Cement	50%			2046	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$86,300	
Ceramic Tile	5%			2042	**	5	\$9,900	
Terrazzo	10%			LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Atrium</i>								
Vinyl Tile	75%			2038	**	3	\$55,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Floor</i>								
Interior Walls								
Cast in Place Concrete	7%			LIFE	**	10	\$49,700	
Ceramic Tile	5%			2042	**	5	\$14,200	
Concrete Masonry Unit	8%			LIFE	**	5	\$18,200	
Glass: Single Pane	30%			LIFE	**	5	\$127,900	
Gypsum Board	40%			LIFE	**	5-10	\$193,200	
Travertine Panels	10%			LIFE	**	10	\$11,400	

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.

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

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Asset # : 14211

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	35%			2046	**	5	\$75,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	50%			LIFE	**	5-10	\$369,300	
Metal Panel	15%			LIFE	**	5	\$80,600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$22,700	2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2042	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2046	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 112.5 And Two 225 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$600	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$300	
Molded Case Bkrs	90%			2049	**	5	\$3,100	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	30%			2046	**	5	\$300	
Motor Control Center	70%			2046	**	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$40,500	

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Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Asset # : 14211

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2042	**	1	\$51,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 500 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$4,900	
Fuel Storage								
Day Tank	100%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 550 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2038	**	10	\$84,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	25%			2038	**	10	\$30,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2038	**	10	\$6,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	55%			2038	**	1		
Emergency, Battery	5%			2038	**	10	\$1,600	
Exit, LED	35%			2061	**	1		
Exit, Service	5%			2038	**	1		
Exterior Lighting								
HID	30%			2038	**	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	70%							
Alarm								
Security System								
Generic	100%			2038	**	1	\$49,200	
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$81,200	

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

Heating

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

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

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Asset # : 14211

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2043	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Campus Steam From Adjacent Building 1.</i>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2036	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Provides Hot Water Radiators, Reheat Coils And Unit Heaters</i>								
Pres. Reducing Valve/LP Steam	50%			2036	**	5	\$3,900	
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$9,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building 1 Basement</i>								
<i>Explanation : Service Provided From Building 1</i>								
Terminal Devices								
Air Handler	50%			2033	\$1,267,700	1	\$40,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fifth Floor Mechanical Room</i>								
<i>Explanation : See Air Conditioning</i>								
Fan Coil Unit/Heat	50%			2033	\$1,670,200	1	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reheat System</i>								
Controls								
Digital	25%			2028	\$967,400			
Pneumatic	75%			2031	\$1,952,900			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2036	**	1	\$135,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Chiller Room In Basement</i>								
Split Unit	5%			2033	\$160,000			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$6,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	\$2,614,300	1	\$81,500	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Asset # : 14211

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Heat Rejection							
	Water Cooling Tower	100%			2031	\$680,500	2	\$132,600
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Located On Roof Of Adjacent Building 1</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,300
	Exhaust Fans							
	Interior	100%			2033	\$597,600	2	\$4,000
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2043	**	1	
	HW Heat Exchanger							
	HTHW/HW	100%			2043	**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units With 750 Gallon Storage. Pumps Located In Building 1.</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2033	\$27,000	4	\$4,200
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Unit</i>					
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1st Floor To 4th Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2053	**	1-5	\$66,400
	Sprinkler							
	Generic	100%			2053	**	1-2	\$36,900
	Fire Pump							
	Generic	100%			2036	**	1	\$24,600

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.090 / 82 Yr Built/Renovated : 1962 / 2003
Area Sq Ft : 11,400 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2022 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4205 Lot : 1 BIN : 2102971

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,803,900	\$847,000
Interior Architecture	\$740,900	
Mechanical	\$219,400	\$724,100
Site Pavements	\$59,700	
Total	\$3,823,900	\$1,571,000
Importance Code A	\$2,803,900	\$847,000
Importance Code B	\$960,300	\$724,100
Importance Code C	\$59,700	
Total	\$3,823,900	\$1,571,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$65,600		\$800	
Interior Architecture	\$173,800		\$1,100	\$14,300
Electrical	\$16,500	\$1,400	\$4,200	\$1,600
Mechanical	\$10,200	\$2,900	\$2,700	\$1,900
Site Pavements	\$21,400			
Total	\$287,400	\$4,300	\$8,800	\$17,800
Importance Code A	\$65,800		\$800	
Importance Code B	\$173,200	\$4,300	\$8,000	\$17,800
Importance Code C	\$48,400			
Total	\$287,400	\$4,300	\$8,800	\$17,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$26,100	
Masonry: Brick	80%	Now	\$1,498,100	LIFE	**	5	\$44,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stage Wall</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda Wall At Flat Roof Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stage Wall</i>								
Masonry: Limestone	10%	Now	\$223,900	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
Window Wall	5%	Now	\$8,600	2053	**	5	\$5,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	100%			2041	**	5	\$1,700	
Parapets								
Masonry: Brick	65%	Now	\$104,900	LIFE	**	5	\$4,100	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flat Roof Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof Parapet</i>								
Metal Rail	10%	0-2	\$2,100	2046	**	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Flat Roof Area.</i>								
<i>Explanation : Rail Was Separated At Solid Corner Joint.</i>								
Pre-Cast Concrete	25%	Now	\$6,500	LIFE	**	5	\$9,800	1
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Copings At Flat Roof</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping Joints At Flat Roof</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	94%	Now	\$508,200	2033	\$847,000			
<i>Debris Present, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof Area</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Curved Flat Roof.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium, Mechanical Room</i>								
Skylight, Metal/Glass	6%	Now	\$370,700	2043		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Explanation : Glazing Joints Missing/ Cracked</i>								
Soffits								
Cast in Place Concrete	75%	Now	\$98,100	LIFE		**	5	\$20,300
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Adjacent To Main Entry</i>								
<i>Explanation : Temporary Supports Added At Structurally Failing Soffits And Overhangs.</i>								
<i>Support Have Moved From Settlement And The Condition Is At Risk Of Concrete Falling To Grade</i>								
Masonry: Limestone	25%	Now	\$35,300	LIFE		**	5	\$1,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Being Supported By Wood Bracing</i>								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	45%	Now	\$93,200	2032	\$466,200	3	\$38,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Front Of Stage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium - Ongoing Water Penetration From Roof Above</i>								
Cast in Place Concrete	5%	0-2	\$12,500	LIFE	**	5	\$6,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2042	**	5	\$2,900	
Terrazzo	15%	2-4	\$41,100	LIFE	**	5	\$6,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Vinyl Tile	15%			2038	**	3	\$3,200	
Wood	15%	Now	\$104,800	2061	**	5	\$8,100	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Locations Of Past Water Leaks From Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Various Locations Of Water Leakage From Roof Above</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$4,600	
Glass: Single Pane	5%			LIFE	**	5	\$2,900	
Masonry: Brick	55%			LIFE	**	10	\$6,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Mosaic Tile	2%			LIFE	**	10	\$500	
Plaster	18%	Now	\$8,700	LIFE	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mens Dressing Room</i>								
Wood	5%			LIFE	**	5	\$15,500	
Ceilings								
Exposed Struc: Concrete	20%	Now	\$351,100	LIFE	**	5	\$1,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Breezeway/ Entry Overhang And Various Locations</i>								
Plaster	80%	Now	\$285,000	LIFE	**	5	\$28,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 20%</i>								
<i>Location : Back To Middle Ceiling Area</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Various Locations Of Past Water Penetration</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								

Site Enclosure

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053		**		
Free Standing Walls								
Concrete Masonry Unit	100%			2053		**		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$21,400	2046		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout - Exterior Patio</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Parking/Driveway								
Asphalt								
	100%	Now	\$59,700	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Rear</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Near Landing Pad</i>								
<i>Explanation : Loose Steel Plate Over Excavation.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	\$44,300	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Closet</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch Fed From Building 4</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$44,300	5	\$300	
Raceway								
Conduit	100%			2033	\$37,600	1		
Panelboards								
Molded Case Bkrs	100%			2032	\$20,400	5	\$300	
Wiring								
Braided Cloth	40%	2-4	\$13,600	2058		**	1	
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2033	\$20,400	1		

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2031	\$39,100	5	\$100	
Variable Frequency Drive	20%			2038	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$3,500	
Generators								
Diesel	100%			2036	**	1	\$4,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Generator Room</i>						
		<i>Explanation : One 250 Kilowatts - Not In Use</i>						
Batteries								
Lead/Acid	100%			2026	\$2,500	5	\$400	
Fuel Storage								
Day Tank	100%			2041	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 200 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2038	**	10	\$1,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Fluorescent	10%			2028	\$13,000	10	\$1,000	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	80%			2038	**			
Egress Lighting								
Emergency, Service	45%			2033	\$3,200	1		
Emergency, Service	10%			2038	**	1		
Emergency, Battery	5%			2033	\$1,000	10	\$100	
Exit, Service	30%			2028	\$1,200	1		
Exit, Service	10%			2038	**	1		
Exterior Lighting								
HID	25%			2028	\$13,600	10		
No Component	75%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$7,000	

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2033	\$1,600	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Service Provided From Building 4</i>							
Conversion Equipment								
Heat Exchanger, Shell & Tube	40%			2029	\$19,900			
Pres. Reducing Valve/LP Steam	60%			2029	\$4,200	5	\$400	
Distribution								
Hot Wtr Piping/Pump	40%			2032	\$10,200	4	\$300	
Central Plant Steam Piping/Pmp	60%			2033	\$196,700	4	\$500	
Terminal Devices								
Air Handler	23%	0-2	\$50,500	2043	**	1	\$1,500	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Above First Floor Ceiling</i>							
	<i>Explanation : Serves Lobby.</i>							
Air Handler	37%			2038	**	1	\$2,600	
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Serves Auditorium.</i>							
Convactor/Radiator	40%			2031	\$38,100	1	\$1,500	
Controls								
Digital	25%			2028	\$83,700			
Pneumatic	75%			2027	\$169,000			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2029	\$237,700	1	\$12,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outdoors</i>							
	<i>Explanation : Packaged Air Cooled Chiller</i>							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2033	\$18,800	4	\$800	

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
No Component	20%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Location Observed</i>							
	<i>Explanation : See Under Heating</i>							
No Component	80%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Location Observed</i>							
	<i>Explanation : See Under Heating</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100	
Exhaust Fans								
Interior	80%			2033	\$41,400	2	\$300	
Roof	20%	Now	\$4,500	2043	**	2	\$100	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	\$149,700	1		
HW Heat Exchanger								
Steam Fired	100%			2033	\$56,400	4	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.010 / 55 **Yr Built/Renovated** : 1955 / 2008
Area Sq Ft : 737,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,6,7,12,13,Ph
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$11,491,800	\$637,100
Interior Architecture	\$12,650,400	\$21,178,800
Electrical	\$834,100	\$15,841,300
Mechanical	\$16,420,400	\$46,832,700
Site Pavements	\$201,200	
Total	\$41,598,000	\$84,489,900
Importance Code A	\$11,491,800	\$1,057,400
Importance Code B	\$27,987,000	\$83,201,200
Importance Code C	\$2,119,100	\$231,300
Total	\$41,598,000	\$84,489,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$59,600		\$11,800	
Interior Architecture	\$84,300			\$131,600
Electrical	\$187,100	\$117,800	\$129,200	\$141,400
Mechanical	\$207,800	\$333,700	\$209,200	\$280,300
Site Enclosure	\$21,500			
Site Pavements	\$19,300			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$717,800	\$589,600	\$488,300	\$691,500
Importance Code A	\$70,400		\$11,800	
Importance Code B	\$559,200	\$589,600	\$476,600	\$661,800
Importance Code C	\$88,300			\$29,600
Total	\$717,800	\$589,600	\$488,300	\$691,500



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	Now	\$8,360,400	LIFE	**	5	\$496,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lintel Erosion Is From Window Air Conditioning Unit Condensation.</i>								
Masonry: Granite	5%			LIFE	**	5	\$40,000	
Metal Panel	2%	0-2	\$14,500	2053	**	5	\$20,000	
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear Entrance</i>								
Windows								
Aluminum	100%			2041	**	5	\$281,300	
Parapets								
Masonry: Brick	85%	Now	\$1,146,400	LIFE	**	5	\$44,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$66,000	LIFE	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 12th Floor Roof Parapet</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2046	**	5-10	\$20,200	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	15%	0-2	\$106,400	2038		* *		
	<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
Modified Bitumen	85%	Now	\$1,671,900	2041		* *		1
	<i>Blisters, Extent : Moderate, Area Affected : 5%</i> <i>Location : Above 14th Floor</i> <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> <i>Location : 12th Floor Roof</i> <i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i> <i>Location : 12th Floor Roof</i> <i>Ponding, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : 1st Floor- North East Corner, 4th Floor, 5th Floor, 6th Floor- North East Corner 8th Floor, 9th Floor</i> <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> <i>Location : Sagging And Compression Deflection</i> <i>Explanation : Compressive Failure</i>							
Soffits								
Cast in Place Concrete	75%	0-2	\$16,900	LIFE		* *	5	\$27,900
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> <i>Location : Through Out</i>							
Stucco Cement	25%	Now	\$8,200	2038		* *	5	\$2,300
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i> <i>Location : Emergency Entrance</i>							
Interior								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	Now	\$945,800	LIFE	**	5	\$237,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	5%	2-4	\$62,700	2042	**	5	\$27,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Toilets</i>								
Quarry Tile	5%	0-2	\$81,800	2046	**	5	\$40,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%	2-4	\$104,000	LIFE	**	5	\$42,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Vinyl Tile	65%	Now	\$3,993,500	2033	\$19,967,400	3	\$265,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
Vinyl Tile 9" X 9"	10%	0-2	\$3,925,200	2038	**	3	\$40,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$92,200	LIFE		**		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Sub- Basement Foundation</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Sub- Basement</i>								
Ceramic Tile	5%			2042	**	5	\$59,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$47,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
Gypsum Board	10%	2-4	\$169,700	LIFE	**	5	\$71,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	10	\$23,700	
Plaster	45%			LIFE	**	5-10	\$453,600	
SGFT/Glazed Masonry	25%	2-4	\$1,362,400	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Sills And Jambs - Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$147,900	2038	**	5	\$43,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	37%			2053	**	5	\$402,400	
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$135,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement Levels.</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement And Sub-basement.</i>								
Metal Panel	5%	Now	\$36,800	LIFE	**	5	\$68,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Emergency Generator Room.</i>								
Plaster	40%	Now	\$1,352,800	LIFE	**	5	\$271,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	50%	Now	\$21,500	2053	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	50%			2053	**			
Retaining Walls								
Cast in Place Concrete	50%			2068	**			
Masonry: Brick	50%			2053	**			
Site Pavements								
On-Site Walkways								
Asphalt	15%			2036	**			
Cast in Place Concrete	85%	Now	\$19,300	2046	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

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

Site Pavements

Parking/Driveway
Asphalt

100% 0-2 \$201,200 2036 **

Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

Ponding, Extent : Light, Area Affected : 10%

Location : Throughout

Potholes, Extent : Light, Area Affected : 5%

Location : Throughout

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2033 \$196,600 5 \$3,200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room Basement

Explanation : Three 4,000 Ampere And Six 3,000 Ampere Main Disconnect Switches For a,b,c,d Services

Transformers

Dry Type

100% 2031 \$27,300 5 \$2,700

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room Basement

Explanation : Two 550 Kilovolt-ampere, Two 300 Kilovolt-ampere, One 225 Kilovolt-ampere And 112.5 Kilovolt-ampere

Switchgear / Switchboard

Fused Disc Sw

50% 2033 \$432,100 5 \$1,600

Molded Case Bkrs

50% 2033 \$432,100 5 \$9,700

Raceway

Conduit

90% 2033 \$840,500 1

Conduit

10% 2053 ** 1

Panelboards

Fused Disc Sw

5% 2049 ** 5 \$800

Fused Disc Sw

10% 2032 \$98,000 5 \$1,700

Molded Case Bkrs

5% 2049 ** 5 \$1,000

Molded Case Bkrs

80% 2032 \$783,600 5 \$15,500

Wiring

Braided Cloth

60% 2-4 \$834,100 2058 ** 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement, 1st Floor To Penthouse

Thermoplastic

35% 2033 \$486,600 1

Thermoplastic

5% 2053 ** 1

Motor Controllers

Locally Mounted

20% 2031 5 \$1,000

Motor Control Center

80% 2031 \$1,428,600 5 \$16,100

Ground

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$21,700	
Stand-by Power								
Transfer Switches								
Automatic	40%			2046	**	1	\$90,700	
Automatic	50%			2031	\$53,400	1	\$113,400	
Manual	10%			2033		5	\$300	
Generators								
Diesel	50%	Now	\$42,800	2029	\$855,500	1	\$128,400	
			<i>Corroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement, Exhaust Manifold</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : Two 1250 Kilowatts</i>					
Diesel	50%			2042	**	1	\$142,700	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : Two 1000 Kilowatts</i>					
Batteries								
Lead/Acid	50%			2027	\$1,300	5	\$13,700	
Lead/Acid	50%			2024	\$1,300	5	\$13,700	
Fuel Storage								
Day Tank	15%			2049	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : Two 275 Gallons</i>					
Day Tank	15%			2032	\$3,900	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : Two 227 Gallons</i>					
Main Tank	70%			2036	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Fuel Storage Room Basement</i>					
			<i>Explanation : Two 10,000 Gallons</i>					

Lighting

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	25%			2033	\$2,825,900	10	\$166,600	
<i>Motion Sensors in Use, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Basement To The 14th Floor</i>								
Fluorescent	25%			2033	\$2,825,900	10	\$166,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2038	**	10	\$33,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Desk And Elevator Lobby From 1st To 14th Floor</i>								
LED	45%			2038	**			
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Occupancy Sensors Observed</i>								
Egress Lighting								
Emergency, Service	20%			2028	\$91,500	1		
Emergency, Service	40%			2038	**	1		
Exit, LED	5%			2061	**	1		
Exit, Service	30%			2028	\$96,100	1		
Exit, Service	5%			2038	**	1		
Exterior Lighting								
HID	20%			2028	\$703,200	10	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Controlled Via Photocell</i>								
LED	10%			2038	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	100%			2036	**	5	\$3,100	
Alarm								
Security System Generic	100%			2033	\$1,414,600	1	\$275,300	
Fire/Smoke Detection Generic, Digital	100%			2033	\$1,943,800	1-3	\$467,900	

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

Heating

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Estimates are rounded to the nearest hundred dollars.
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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2043	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Steam Provided From Adjacent Building 6</i>							
<hr/>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	25%			2036	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Provides Hot Water For Building 6</i>							
Heat Exchanger, Shell & Tube	25%			2036	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Provides For Building 1 Heating And Domestic Water</i>							
Pres. Reducing Valve/LP Steam	50%			2029	\$223,600	5	\$21,600	
<hr/>								
Distribution								
Hot Wtr Piping/Pump	31%	0-2	\$503,600	2032	\$503,600	4	\$11,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Various Locations</i>							
	<i>Explanation : Leaks Reported From Radiator Piping In Walls.</i>							
Central Plant Steam Piping/Pmp	69%	0-2	\$1,441,500	2033	\$14,414,900	4	\$24,700	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Piping In Sub-basement</i>							
<hr/>								
Terminal Devices								
Air Handler	25%			2033	\$3,495,200	1	\$112,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mechanical Rooms</i>							
	<i>Explanation : See Air Conditioning</i>							
Convactor/Radiator	30%			2031	\$1,822,500	1	\$70,400	
Fan Coil Unit/Heat	20%			2028	\$3,684,000	1	\$46,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces</i>							
No Component	25%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : See Air Conditioning</i>							
<hr/>								
Controls								
Electrical	25%			2026	\$1,047,300			
Pneumatic	75%			2027	\$10,922,800			

Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	80%			2049	**	1		
Steam/HW System	20%			2043	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	20%			2029	\$4,821,200	1	\$157,300	
<i>R-134a Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2 Absorption Chillers</i>								
Centrifugal, Elec Chiller	20%	2-4	\$908,900	2048	**	1	\$141,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room On The Thirteenth Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 1 Unit Working At Reduced Capacity</i>								
Centrifugal, Elec Chiller	40%			2042	**	1	\$314,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Split Unit	5%			2033	\$882,100			
Window/Wall Unit	15%			2028	\$422,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2043	**	4	\$21,500	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	16%			2028	\$2,306,500	1	\$71,900	
Air Handler/Cool/Ht	22%			2028	\$3,171,400	1	\$98,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fifth Floor Fan Room</i>								
Air Handler/Cool/Ht	22%			2033	\$3,171,400	1	\$98,900	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room So B E</i>								
No Component	40%							
Heat Rejection								
Water Cooling Tower	80%			2031	\$3,002,100	2	\$585,000	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$641,500	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Interior	95%	4+	\$939,100	2043	**	2	\$16,900	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Thirteenth Floor Penthouse</i>							
Roof	5%			2028	\$72,100	2	\$1,100	
Plumbing								
H/C Water Piping Brass/Copper	100%	0-2	\$477,100	2043	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Valves At Booster Pump Tanks In Sub-basement</i>							
HW Heat Exchanger Steam Fired	100%			2033	\$3,592,500	4	\$107,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 2 Units With 1,000 Gallon Storage; 1 Unit With 350 Gallon Storage Serves Kitchen Only</i>							
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$150,900	4	\$23,400	
Sewage Ejector(s) Electric	100%			2033	\$394,600	4	\$44,000	
Backflow Preventer Generic	100%			2033	\$331,800	1	\$44,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 3 Units Serve Basement To 11th Floor; 5 Units Serve Basement To 12th Floor; 2 Units Serve Basement To 6th Floor</i>							
	<i>Explanation : Ten Units</i>							
Fire Suppression								
Standpipe Generic	100%			2043	**	1-5	\$366,400	
Sprinkler No Component	70%							
Generic	30%			2043	**	1-2	\$61,100	
Fire Pump Generic	100%			2042	**	1	\$135,700	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Address : 2021 EASTCHESTER ROAD AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.030 / 56 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 225,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,8,13,Ph
Block : 4205 **Lot** : 1 **BIN** : 2102972

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$7,602,900	\$539,100
Interior Architecture	\$2,804,600	\$8,019,900
Electrical	\$523,600	\$5,619,000
Mechanical	\$5,477,300	\$10,034,600
Site Pavements	\$170,900	
Total	\$16,579,200	\$24,212,600
Importance Code A	\$7,602,900	\$706,900
Importance Code B	\$8,162,500	\$23,355,100
Importance Code C	\$813,800	\$150,600
Total	\$16,579,200	\$24,212,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$182,800		\$26,000	
Interior Architecture	\$139,200		\$27,200	\$52,500
Electrical	\$50,400	\$36,800	\$46,900	\$39,300
Mechanical	\$76,900	\$54,200	\$43,900	\$40,900
Site Enclosure	\$12,300			
Site Pavements	\$35,100			
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Total	\$548,000	\$142,300	\$195,300	\$184,000
Importance Code A	\$186,100		\$26,000	
Importance Code B	\$311,800	\$142,300	\$169,300	\$184,000
Importance Code C	\$50,100			
Total	\$548,000	\$142,300	\$195,300	\$184,000



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$87,100	LIFE	**	5	\$71,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Brick	86%	Now	\$6,185,400	LIFE	**	5	\$244,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : From Window Air Conditioning Units, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	2-4	\$38,600	2043	**	5	\$10,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Granite Panels	3%			LIFE	**	5	\$12,800	
Window Wall	4%			2053	**	5	\$42,700	
Windows								
Aluminum	93%	Now	\$893,000	2049	**	5	\$18,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, 2nd Floor, Penthouse, 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$33,500	2036	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Machine Room</i>								
Steel	2%	Now	\$36,300	2049	**	5	\$4,900	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$137,500	
	<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>							
	<i>Location : Main Roof</i>							
Metal Panel	5%	Now	\$19,700	2053	**	5	\$2,300	
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Upper And Lower Roofs</i>							
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Metal Rail	10%			2046	**	5-10	\$42,700	
Roof								
Modified Bitumen	60%	Now	\$254,700	2041	**			
	<i>Blisters, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Stair Bulkhead, 13th Floor</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Light, Area Affected : 2%</i>							
	<i>Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Lower Roof Above 3rd Floor</i>							
Traffic Topping	40%			2033	\$223,000	10	\$42,200	
Soffits								
Cast in Place Concrete	35%	Now	\$48,200	LIFE	**	5	\$39,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse, Loading Dock</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Loading Dock</i>							
Stucco Cement	65%	Now	\$65,300	2038	**	5	\$18,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Main Entrance And 1st Floor Balcony</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							

Interior

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2032	\$563,100	3	\$46,700	
Cast in Place Concrete	5%			LIFE	**	5	\$68,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$44,900	2042	**	5	\$7,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Granite Panels	5%			LIFE	**	5	\$23,400	
Quarry Tile	5%			2046	**	5	\$23,400	
Raised Access Floor	5%			2042	**	5	\$58,400	
Terrazzo	5%			LIFE	**	5	\$24,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	55%			2033	\$4,837,700	3	\$85,600	
Vinyl Tile 9" X 9"	5%	0-2	\$1,685,800	2033	\$2,809,700	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	9%	Now	\$105,900	2036	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Concrete Masonry Unit	10%	0-2	\$80,400	LIFE	**	5	\$16,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
Marble Panels	9%			LIFE	**	10	\$15,100	
Plaster	35%	2-4	\$72,900	LIFE	**	5	\$43,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library, 11th And 13th Floor At Windows</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Room</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 11th And 13th Floor At Windows</i>								
SGFT/Glazed Masonry	28%			LIFE	**	10	\$58,600	
Wood	9%	Now	\$325,200	LIFE	**	5	\$150,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training And Auditorium</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training And Auditorium</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training</i>								
<i>Explanation : Delaminating</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	35%			2038	**	5	\$109,000	
AcousTileSusp.Lay-In	35%	Now	\$185,300	2046	**	5	\$54,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 13th Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout, 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 13th Floor Corridor</i>								
Plaster	30%	Now	\$290,500	LIFE	**	5	\$58,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium, Library</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2053	**			
Retaining Walls								
Cast in Place Concrete	25%			2068	**			
Masonry: Brick	75%	Now	\$12,300	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Plaza</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Plaza</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Plaza</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	45%	0-2	\$35,100	2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	55%	Now	\$170,900	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Plaza</i>								
Parking/Driveway								
Asphalt	100%			2042	**			

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	\$49,100	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2033	\$49,100	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Amperes And One 2,000 Amperes</i>								
Transformers								
Dry Type	100%			2031	\$27,300	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Basement</i>								
<i>Explanation : One 500 Kilovolt-ampere 480Volt-208/120 Volt</i>								
Switchgear / Switchboard								
Molded Case Bkrs	80%			2033	\$372,300	5	\$4,800	
Molded Case Bkrs	20%			2053	**	5	\$1,200	
Raceway								
Conduit	95%			2033	\$443,600	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2032	\$49,000	5	\$500	
Molded Case Bkrs	75%			2032	\$367,300	5	\$4,500	
Molded Case Bkrs	15%			2049	**	5	\$900	
Wiring								
Braided Cloth	50%	2-4	\$347,500	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2053	**	1		
Thermoplastic	30%			2033	\$208,500	1		
Motor Controllers								
Locally Mounted	20%			2031	\$127,200	5	\$300	
Motor Control Center	80%			2031	\$714,300	5	\$4,900	
Ground								
Grounding Devices								
Generic	75%			LIFE	**	5	\$5,000	
Generic	25%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serves Data Center</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$69,500	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2036	**	1	\$87,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Two 1,250 Kilovolt-ampere And One 375 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2026	\$2,500	5	\$8,400	
Fuel Storage								
Day Tank								
	30%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Three 250 Gallon Tanks</i>								
Main Tank								
	70%			2048	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Two 4,000 Gallon Main Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent								
	85%			2028	\$2,985,800	10	\$176,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent								
	5%			2038	**	10	\$10,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby 1st Floor And In Front Of The Elevator On Each Floor</i>								
Fluorescent								
	5%			2038	**	10	\$10,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED								
	5%			2038	**			
Egress Lighting								
Emergency, Service								
	50%			2038	**	1		
Emergency, Battery								
	10%			2028	\$38,800	10	\$5,500	
Exit, Service								
	30%			2028	\$29,900	1		
Exit, Service								
	10%			2038	**	1		
Exterior Lighting								
HID								
	28%			2028	\$301,600	10	\$200	
LED								
	2%			2038	**			
No Component								
	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$700	
Alarm								
Security System								
Generic	100%			2038	**	1	\$84,300	
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$139,200	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2043	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building 6</i>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2029	\$492,400			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Hot Water Heating System</i>								
Pres. Reducing Valve/LP Steam	50%			2029	\$69,500	5	\$6,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Pressure Reducing Valve Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2041	**	4	\$13,400	
Central Plant Steam Piping/Pmp	20%	0-2	\$389,500	2033	\$1,298,400	4	\$2,200	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%	Now	\$868,900	2043	**	1	\$25,100	
<i>Abandoned in Place, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor Fan Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Equipment On Extended Life With Evidence Of Severe Steam Coil Leaks</i>								
Air Handler	20%			2028	\$868,900	1	\$27,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Convactor/Radiator	60%			2038	**	1	\$43,800	
Controls								
Electrical	25%			2026	\$320,900			
Pneumatic	75%			2027	\$3,346,500			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	35%			2042	**	1	\$85,500	
Split Unit	5%			2033	\$274,100			
Window/Wall Unit	60%	4+	\$157,400	2028	\$524,800	1		
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 30 Percent Of Units Need Replacement</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	5%			2028	\$221,300	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Data Center</i>						
		<i>Explanation : Serves Data Center</i>						
Air Handler/Cool/Ht No Component	35%			2028	\$1,567,900	1	\$48,900	
	60%							
Heat Rejection								
Dry Cooler	5%			2028	\$53,000	2	\$7,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Second Floor Roof</i>						
		<i>Explanation : Serves Data Center</i>						
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$79,700	
No Component	60%							
Exhaust Fans								
Interior	40%	Now	\$245,700	2041	**	2	\$2,200	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Third Floor Fan Room</i>						
Interior	40%			2028	\$409,600	2	\$2,800	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Fan Room</i>						
Roof	20%			2028	\$89,600	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$148,300	2033	\$2,965,200	1		
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Piping And Valves At Pumps In Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : Booster Pump To Get Water To Higher Floors</i>						
HW Heat Exchanger Steam Fired	100%			2033	\$1,116,400	4	\$33,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanical Equipment Room</i>						
		<i>Explanation : 1,000 Gallon Storage Tank</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$46,200	4	\$7,200	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Entire Site</i>								
<i>Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : From Basement To 13th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2043		**	1-5	\$113,900
Sprinkler								
No Component	90%							
Generic	10%			2043		**	1-2	\$6,300
Fire Pump								
No Component	90%							
Generic	10%	2-4	\$2,200	2029	\$22,000		1	\$3,800
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Pump Room</i>								
Chemical System								
Generic	100%			2028	\$83,400		1-3	\$80,900

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Address : 1420 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.100 / 14113 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 384,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4205 **Lot** : 1 **BIN** : 2826699

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,897,000	\$130,000
Interior Architecture	\$2,504,100	\$1,384,400
Electrical		\$352,200
Mechanical	\$664,700	\$25,318,800
Total	\$6,065,900	\$27,185,300
Importance Code A	\$2,897,000	\$130,000
Importance Code B	\$2,384,700	\$26,591,800
Importance Code C	\$784,200	\$463,600
Total	\$6,065,900	\$27,185,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$122,100		\$8,100	\$48,700
Interior Architecture	\$68,600			\$54,500
Electrical	\$75,700	\$67,100	\$74,400	\$65,000
Mechanical	\$174,600	\$242,600	\$174,600	\$246,800
Site Pavements	\$15,500			
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
Total	\$542,200	\$395,400	\$342,800	\$500,800
Importance Code A	\$156,300	\$34,200	\$42,400	\$83,000
Importance Code B	\$336,600	\$361,200	\$300,500	\$417,900
Importance Code C	\$49,300			
Total	\$542,200	\$395,400	\$342,800	\$500,800



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

Asset # : 14113

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	\$712,300	LIFE	**	5	\$40,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	10%			2042	**	5	\$97,500	
Masonry: Brick	50%			LIFE	**	5	\$260,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$44,100	2053	**	5	\$24,400	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underside Of Metal Canopy</i>								
Metal Coiling Doors	2%			2046	**	5	\$16,200	
Stucco Cement	3%	Now	\$22,600	2046	**	5	\$9,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stucco Overhang At Main Entry</i>								
Window Wall	5%			2053	**	5	\$48,700	
Windows								
Aluminum	85%			2049	**	5	\$37,600	
Metal Louvers	15%			2042	**	10	\$41,500	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5-10	\$46,100	
Masonry: Brick	50%			LIFE	**	5-10	\$63,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2053	**	5	\$3,600	
Roof								
Plaza Roof: Stone Panels	5%			2053	**			
Single Ply Membrane	95%	Now	\$2,000,200	2041	**			
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Water Penetration Throughout Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Underlying Roofing Substrate And Sagging And Compressing Under Load</i>								

Interior

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

Asset # : 14113

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$223,200	LIFE	**	5	\$112,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Room</i>								
Granite Panels	5%			LIFE	**	5	\$38,500	
Vinyl Tile	85%	4+	\$246,500	2038	**	3	\$163,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor By Loading Dock Area In Basement</i>								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$157,800	
Gypsum Board	65%			LIFE	**	5-10	\$1,089,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	10	\$29,600	
Masonry: Fieldstone	5%			LIFE	**	10	\$19,700	
Ceilings								
AcousTileSusp.Lay-In	40%			2046	**	5	\$205,300	
Exposed Struc: Steel	10%			LIFE	**	10	\$102,700	
Gypsum Board	40%			LIFE	**	5-10	\$705,800	
Wood	10%	Now	\$595,800	LIFE	**	5	\$449,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Delaminated/ Missing Wood Panels In Main Entry Lobby</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Misaligned</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$15,500	2046	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$2,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 4,000, Four 2,000 And Two 1,000 Main Disconnect Switches. One 600 Ampere Main Disconnect Switch For Fire Pump</i>								

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

Asset # : 14113

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	90%			2046	**	5	\$1,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room Basement</i>							
	<i>Explanation : One 112.5, One 75, One 45 And One 30 Kilovolt-ampere</i>							
Dry Type	10%			2046	**	5	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 15 Kilovolt-ampere Transformer For Fire Alarm</i>							
Switchgear / Switchboard								
Air Circuit Breaker	50%			2053	**	5	\$1,000	
Fused Disc Sw	50%			2053	**	5	\$800	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$900	
Molded Case Bkrs	90%			2055	**	5	\$9,100	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	25%			2046	**	5	\$600	
Motor Control Center	70%			2046	**	5	\$7,300	
Variable Frequency Drive	5%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$11,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$118,100	
Generators								
Diesel	100%			2042	**	1	\$148,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : Three 1125 Kilovolt-ampere Generators</i>							
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$14,200	
Fuel Storage								
Day Tank	100%			2049	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : Three 150 Gallon Tanks</i>							
Lighting								

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

Asset # : 14113

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

Lighting

Interior Lighting

Fluorescent

95%

2038

**

10

\$334,600

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

Location : Throughout The Building

Fluorescent

5%

2038

**

10

\$17,600

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Service

60%

2038

**

1

Exit, LED

35%

2061

**

1

Exit, Service

5%

2038

**

1

Exterior Lighting

HID

20%

2038

**

10

\$200

LED

10%

2041

**

Other Observation, Extent : N/A, Area Affected : 100%

Location : Outside Perimeter

Explanation : Controlled Via Photocell

No Component

70%

Alarm

Security System

Generic

100%

2038

**

1

\$143,400

Fire/Smoke Detection

Generic, Digital

100%

2038

**

1-3

\$236,600

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2043

**

1

Recent Installation, Extent : N/A, Area Affected : 100%

Location : Boiler Room

Other Observation, Extent : N/A, Area Affected : 100%

Location : Parking Lot

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

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2036	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Serves Re-heat System, Fan Coils And Several Unit Heaters For Mechanical Spaces</i>								
Steam Boiler	90%			2038	**	1	\$342,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Boilers Provide Steam To Buildings No.1, No.4, And No.6</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2041	**	4	\$11,400	
Central Plant Steam Piping/Pmp	60%			2043	**	4	\$11,400	
Terminal Devices								
Air Handler	80%			2033	\$5,910,900	1	\$190,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ground Floor And Roof Mechanical Rooms</i>								
<i>Explanation : See Air Conditioning</i>								
Fan Coil Unit/Heat	20%			2033	\$1,946,900	1	\$24,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Re-heat System</i>								
Controls								
Electrical	25%			2028	\$545,700			
Pneumatic	75%			2031	\$5,691,100			
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2036	**	1	\$415,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Two Chillers / R-123</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$18,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	\$7,618,400	1	\$237,500	
Heat Rejection								
Water Cooling Tower	100%			2031	\$1,983,200	2	\$386,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Cell Cooling Towers</i>								
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.

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

Asset # : 14113

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$339,000	
Exhaust Fans								
Interior	50%			2033	\$870,700	2	\$5,900	
Roof	50%			2033	\$380,900	2	\$5,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Booster Pumps</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$569,600	2063	**	4	\$38,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building 6</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2033	\$175,300	1	\$23,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction								
	80%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Seven Units From Basement To 8th Floor And One Unit From Basement To 9th Floor</i>								
<i>Explanation : 8 Units</i>								
Hydraulic								
	20%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : From Basement To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Escalators								
Under 20' Rise								
	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby To The First Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2043	**	1-5	\$193,600	
Sprinkler								
Generic	100%			2043	**	1-2	\$107,600	
Fire Pump								
Generic	100%			2036	**	1	\$71,700	

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.050 / 58 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 12,848 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2097546

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$323,400	\$66,000
Interior Architecture	\$186,300	
Electrical		\$55,800
Mechanical	\$190,400	\$856,000
Site Pavements	\$127,800	
Total	\$827,900	\$977,900
Importance Code A	\$323,400	\$66,000
Importance Code B	\$299,100	\$911,800
Importance Code C	\$205,400	
Total	\$827,900	\$977,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$35,400		\$700	
Interior Architecture	\$89,300		\$800	\$800
Electrical	\$14,900	\$1,200	\$1,500	\$1,300
Mechanical	\$19,900	\$700	\$1,600	\$300
Site Pavements	\$8,400			
Total	\$167,900	\$1,900	\$4,700	\$2,500
Importance Code A	\$35,400		\$700	
Importance Code B	\$120,600	\$1,900	\$4,000	\$2,500
Importance Code C	\$11,800			
Total	\$167,900	\$1,900	\$4,700	\$2,500



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

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

Asset # : 58

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
Masonry: Brick	80%	Now	\$193,000	LIFE	**	5	\$7,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Window Sills, West Elevation</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : From Car Impacts At West Elevation</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2043	**	5-10	\$6,600	
Metal Sect. OHD	5%			2046	**	5	\$1,500	
Windows								
Aluminum	100%	Now	\$79,200	2055	**	5	\$1,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Next To Garage Door.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window By Garage Door.</i>								
<i>Explanation : Window Sill Lifted Up.</i>								
Roof								
Roll Roofing	100%	Now	\$33,000	2032	\$66,000	5	\$8,300	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Soffit Areas.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Soffits Are Broken Throughout With Water Running From Them.</i>								
Soffits								
Stucco Cement	100%	Now	\$51,200	2038	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Interior

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

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

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

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

Asset # : 58

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$108,700	LIFE	**	5	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : Severe Staining From Rusted Water.</i>								
Ceramic Tile	5%			2042	**	5	\$800	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet</i>								
Vinyl Tile	20%	Now	\$18,800	2038	**	3	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Gypsum Board	15%			LIFE	**	5-10	\$3,300	
Plaster	15%			LIFE	**	5-10	\$1,700	
SGFT/Glazed Masonry	65%	Now	\$77,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2046	**	5	\$1,700	
Exposed Struc: Concrete	10%	Now	\$25,500	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Plaster	80%	0-2	\$41,400	LIFE	**	5	\$8,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	**			

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

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

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2068		**		
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Areaway</i>							
	<i>Explanation : Cover Rusting</i>							
<hr/>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$8,400	2046		**		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Loading Dock</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Loading Dock</i>							
<hr/>								
Parking/Driveway								
Asphalt	100%	Now	\$127,800	2042		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Potholes, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	\$1,900	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room Basement</i>							
	<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>							
Molded Case Bkrs	50%			2033	\$16,600	5	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room Basement</i>							
	<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$33,200	5	\$300	
<hr/>								
Raceway								
Conduit	90%			2033	\$4,100	1		
Conduit	10%			2043	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2032	\$1,000	5		
Molded Case Bkrs	70%			2032	\$7,100	5	\$200	
Molded Case Bkrs	20%			2041	**	5	\$100	

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

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

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

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

Asset # : 58

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$6,500	2058	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2043	**	1		
Motor Controllers								
Locally Mounted	80%			2031	\$18,800	5	\$100	
Locally Mounted	20%			2038	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	60%			2028	\$55,800	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Fluorescent	30%			2038	**	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
LED	10%			2038	**			
Egress Lighting								
Emergency, Service	40%			2028	\$3,200	1		
Emergency, Service	15%			2038	**	1		
Emergency, Service	5%			2038	**	1		
Exit, Service	40%			2033	\$1,800	1		
Exterior Lighting								
HID	30%			2028	\$18,400	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	\$24,700	1	\$4,800	
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$7,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%	Now	\$10,000	2063	**	1		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Control Valve Broken. Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Supplied From Adjacent Building 7.</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%			2033	\$369,400	4	\$1,000
Terminal Devices								
	Convactor/Radiator	60%			2031	\$64,500	1	\$2,500
	Unit Heater - Steam	40%			2028	\$29,900	4	\$700
Controls								
	Digital	25%			2028	\$94,300		
	Pneumatic	75%			2027	\$190,400		
Air Conditioning								
Energy Source								
	Electricity	100%			2041	**	1	
Conversion Equipment								
	Split Unit	20%			2033	\$62,400		
	Window/Wall Unit	30%			2028	\$14,900	1	
	No Component	50%						
Terminal Devices								
	Air Handler/Dir Expansion	30%			2038	**	1	
	No Component	70%						
Heat Rejection								
	Air Cooled Condenser Unit	30%			2038	**	2	\$2,700
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,100
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : Serves Shop Areas</i>							
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$5,700
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : EMS Offices And Garage</i>							
	No Component	40%						
Exhaust Fans								
	Interior	10%			2028	\$5,800	2	
	Roof	10%	Now	\$2,500	2043	**	2	
	<i>Broken, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof Toilet Exhaust Fan</i>							
	Wall Unit	40%			2028	\$2,300	2	\$200
	No Component	40%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2033	\$168,700	1	

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
 JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
 Asset # : 58**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Electric	100%			2028	\$96,700	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$2,600	4	\$400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component Generic	60%							
	40%	0-2	\$3,600	2043	**	1-2	\$1,200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Address : 1920 SEMINOLE AVENUE AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998
Area Sq Ft : 55,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$5,593,200	\$75,000
Interior Architecture	\$2,369,500	
Electrical	\$62,700	\$759,800
Mechanical	\$61,700	\$1,123,200
Site Pavements	\$103,700	
Total	\$8,190,800	\$1,958,000
Importance Code A	\$5,593,200	\$75,000
Importance Code B	\$1,264,100	\$1,883,000
Importance Code C	\$1,333,500	
Total	\$8,190,800	\$1,958,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$8,200			
Interior Architecture	\$132,400	\$4,300	\$2,100	\$14,600
Electrical	\$9,500	\$5,900	\$6,300	\$6,600
Mechanical	\$24,200	\$4,800	\$5,300	\$3,700
Site Enclosure	\$23,900			
Site Pavements	\$115,400			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$319,500	\$20,900	\$19,600	\$30,800
Importance Code A	\$10,400	\$1,900	\$2,100	\$1,900
Importance Code B	\$168,900	\$19,100	\$17,500	\$22,200
Importance Code C	\$140,300			\$6,700
Total	\$319,500	\$20,900	\$19,600	\$30,800



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

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

Asset # : 57

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$4,579,700	LIFE	**	5	\$75,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Bulkhead, Areaway At Cellar Stairwell</i>					
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Front Elevation</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout, Front Elevation</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various Locations</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Rear Elevation</i>					
Window Wall	10%	Now	\$226,500	2053	**	5	\$15,600	
			<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	90%	Now	\$229,600	2058	**	5	\$7,900	
			<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Various Windows</i>					
			<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Aluminum	10%			2049	**	5	\$1,700	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$248,700	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Expansion Joint Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Just Under Coping</i>								
Masonry: Limestone	25%	Now	\$135,300	LIFE	**	5	\$2,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	75%	Now	\$173,600	2038	**			
<i>Blisters, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Parapets</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2053	**	10	\$5,800	
Traffic Topping	20%	Now	\$3,000	2038	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Soffits								
Cement - Fiber Panel	100%	Now	\$4,300	2033			\$43,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Entrance</i>								

Interior

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$103,200	2035	**	3	\$8,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Office</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rust Staining</i>								
Ceramic Tile	5%	Now	\$82,300	2042	**	5	\$1,400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Toilet Rooms</i>								
Quarry Tile	5%			2046	**	5	\$4,300	
Slate	5%			LIFE	**	5	\$6,100	
Vinyl Tile	60%	Now	\$193,500	2038	**	3	\$12,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
Vinyl Tile 9" X 9"	10%	Now	\$618,200	2038	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$13,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5-10	\$22,800	
Masonry: Brick	5%			LIFE	**	10	\$2,000	
Plaster	65%	Now	\$1,086,500	LIFE	**	5	\$26,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Offices Adjacent To Windows</i>								
SGFT/Glazed Masonry	10%	Now	\$247,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								

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

Asset # : 57

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2050	**	5	\$8,600	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$3,600	
	<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Plaster	80%	Now	\$142,000	LIFE	**	5	\$28,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 6th Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 6th Floor</i>							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$8,100	2043	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Main Entrance</i>							
	<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Main Entrance</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Main Entrance</i>							
Retaining Walls								
Masonry: Brick	100%	Now	\$15,800	2043	**			
	<i>Spalling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Areaway</i>							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$103,700	2046	**			
	<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
On-Site Walkways								
Asphalt	25%	0-2	\$6,700	2042	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	50%	0-2	\$21,300	2046	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Pavers/Stone	25%	0-2	\$42,400	2042	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Parking/Driveway								
Asphalt	100%	Now	\$45,000	2036	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Potholes, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$23,100	5	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : One 1,200 Ampere And One 1,000 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$133,000	5	\$1,500	
Raceway								
Conduit	100%			2033	\$61,500	1		
Panelboards								
Fused Disc Sw	5%			2032	\$4,600	5	\$100	
Molded Case Bkrs	95%			2032	\$87,200	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$62,700	2058	**	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	30%			2033	\$26,900	1		
Motor Controllers								
Locally Mounted	100%			2031	\$181,800	5	\$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	\$14,000	1	\$17,000	
Generators								
Diesel	100%			2029	\$111,100	1	\$21,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 250 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$2,000	
Fuel Storage								
Day Tank	100%			2032	\$26,200	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 285 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2038	**	10	\$35,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	60%			2038	**	1		
Exit, Service	40%			2028	\$6,700	1		

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	30%			2028	\$79,200	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$400	
Alarm								
Security System								
Generic	100%			2028	\$106,100	1	\$20,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : One 4,000 Gallon Tank For No. 2 Fuel</i>						
Conversion Equipment								
HTHW/HW Exchanger	50%			2029	\$5,100	2	\$1,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam To Hot Water</i>						
Steam Boiler	50%			2038	**	1	\$18,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	80%			2041	**	4	\$2,300	
Central Plant Steam Piping/Pmp	20%			2043	**	4	\$400	
Terminal Devices								
Convactor/Radiator	100%			2038	**	1	\$12,300	
Controls								
Electrical	25%			2028	\$78,600			
Pneumatic	75%			2031	\$819,600			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		

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

Asset # : 57

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2027	\$61,700	2	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement Computer Area</i>							
	<i>Explanation : Split Units Serve This Area</i>							
Window/Wall Unit	70%			2028	\$103,400	1		
No Component	20%							
Heat Rejection								
Dry Cooler	10%			2028	\$14,300	2	\$2,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$13,500	
No Component	60%							
Exhaust Fans								
Interior	40%			2033	\$69,200	2	\$500	
Roof	20%	Now	\$15,100	2043	**	2	\$200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$52,400	2		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 200 Gallon Indirect Fired Unit. Quantity 3</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2033	\$11,300	4	\$1,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Duplex Unit</i>							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement To Sixth Floor</i>							
	<i>Explanation : One Unit In Poor Condition</i>							
Fire Suppression								

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

Asset # : 57

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%			2043	* *	1-2	\$2,100

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG E
Address : 541 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.020 / 126 **Yr Built/Renovated** : 1948 / 2006
Area Sq Ft : 286,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,8,9,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,364,000	\$1,712,100
Interior Architecture	\$280,600	\$1,849,900
Electrical	\$320,400	\$916,600
Mechanical	\$565,200	\$3,452,100
Total	\$2,530,200	\$7,930,700
Importance Code A	\$1,421,600	\$1,980,000
Importance Code B	\$1,108,600	\$4,292,600
Importance Code C		\$1,658,100
Total	\$2,530,200	\$7,930,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$81,100	\$90,000	\$31,600	
Interior Architecture	\$55,800		\$5,000	\$27,000
Electrical	\$41,600	\$37,300	\$38,500	\$33,500
Mechanical	\$50,600	\$140,700	\$73,700	\$63,200
Site Pavements	\$9,000			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$273,600	\$303,500	\$184,200	\$159,200
Importance Code A	\$86,600	\$96,000	\$37,100	\$5,500
Importance Code B	\$187,000	\$207,500	\$147,100	\$153,600
Importance Code C				
Total	\$273,600	\$303,500	\$184,200	\$159,200



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$12,700	
Masonry: Brick	80%	Now	\$1,364,000	LIFE	**	5	\$324,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floors And All Facades</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Floors And All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Floors And All Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$15,200	
Metal Panel	3%			2040	**	5-10	\$83,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels.</i>								
Metal Panel	2%			2040	**	5-10	\$55,700	
Window Wall	5%			2050	**	5	\$75,900	
Windows								
Aluminum	95%			2046	**	5	\$63,200	
Metal Louvers	5%			2039	**	10	\$20,800	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$9,200	
Copper/Terne	10%			2065	**	5	\$3,800	
Masonry: Brick	60%	Now	\$30,800	LIFE	**	5	\$4,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout All Facades</i>								
Metal Rail	15%	4+	\$1,600	2035	**	5	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
Roof								
Built-Up (BUR)	45%			2030		10	\$54,400	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	25%			2030		10	\$30,200	
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	5%			2033		10	\$9,100	
Single Ply Membrane	10%			2035	**	10	\$12,100	
Traffic Topping	15%	Now	\$31,900	2030			\$159,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Balconies</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Balconies</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Balconies</i>								
<i>Explanation : This Is Actually A Fluid Applied Membrane</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast in Place Concrete	98%	Now	\$16,700	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Overhangs And Balconies</i>								
Metal Panel	2%			2050	**	5-10	\$200	
Interior								
Floors								
Carpet	3%			2029	\$180,100	3	\$14,900	
Cast in Place Concrete	5%			LIFE	**	5	\$36,300	
Ceramic Tile	2%			2039	**	5	\$6,600	
Terrazzo	25%	Now	\$158,700	LIFE	**	5	\$64,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	65%	Now	\$121,900	2035	**	3	\$80,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2033	\$1,558,400	5	\$27,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$11,100	
Glass: Single Pane	2%			LIFE	**	5	\$8,300	
Gypsum Board	30%			LIFE	**	5	\$99,700	
Masonry: Brick	8%			LIFE	**			
Metal Panel	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$33,200	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$20,900	2035	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%			2043	**	5	\$127,000	
Gypsum Board	5%			LIFE	**	5	\$15,900	
Plaster	20%	2-4	\$31,600	LIFE	**	5	\$31,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2065	**			
Retaining Walls								
Cast in Place Concrete	50%			2065	**			
Masonry: Brick	50%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To Driveway Entrance On Clarkson Avenue</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Parking/Driveway

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

Under 600 Volts

Service Equipment

Fuel Cell(s)	25%			2039	**	1-5	\$170,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Yard**Explanation : 1,600 Amperes*

Fused Disc Sw	75%			2030	\$73,700	5	\$900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes*

Transformers

Dry Type	100%			2043	**	5	\$1,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 150 Kilovolt-ampere*

Switchgear / Switchboard

Fused Disc Sw	30%			2030	\$139,600	5	\$400	
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Fused Disc Sw	20%			2050	**	5	\$200	
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Molded Case Bkrs	45%			2050	**	5	\$3,400	
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Molded Case Bkrs	5%			2030	\$23,300	5	\$400	
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Raceway

Conduit	20%			2030	\$93,400	1		
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Conduit	80%			2050	**	1		
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Panelboards

Fused Disc Sw	5%			2029	\$24,500	5	\$300	
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Molded Case Bkrs	90%			2046	**	5	\$6,800	
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Molded Case Bkrs	5%			2029	\$24,500	5	\$400	
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Wiring

Braided Cloth	10%	2-4	\$69,500	2055	**	1		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Insulation Aged*

Thermoplastic	90%			2050	**	1		
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Motor Controllers

Locally Mounted	40%			2028	\$254,500	5	\$800	
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Locally Mounted	40%			2035	**	5	\$800	
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Motor Control Center	20%			2035	**	5	\$1,600	
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Ground

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$4,200	
Stand-by Power								
Transfer Switches Automatic	100%			2043	**	1	\$88,100	
Generators								
Diesel	100%			2033	\$111,100	1	\$110,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$10,600	
Fuel Storage								
Day Tank	50%			2046	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Underground Storage	50%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3,000 Gallon</i>								
Lighting								
Interior Lighting Fluorescent	85%			2035	**	10	\$172,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$10,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	5%			2035	**	10	\$10,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	2%			2030	\$69,000	10	\$4,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
LED	3%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Service	50%			2030	\$69,800	1		
Exit, LED	50%			2045	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting LED	20%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Controlled Via Photocell And Timer</i>								
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2058	**	5	\$1,300	
Alarm								
Security System No Component Generic	70%			2035	**	1	\$32,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2035	**	1-3	\$52,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Steam From Power House</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2033	\$136,500	5	\$13,200	
Distribution Hot Wtr Piping/Pump	100%			2038	**	4	\$10,900	
Terminal Devices Air Handler	50%			2035	**	1	\$68,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse And Room E2102</i>								
<i>Explanation : See Air Conditioning Terminal Devices.</i>								
Convactor/Radiator	50%			2035	**	1	\$35,800	

Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	15%	Now	\$301,100	2040	**	1	\$13,900
		<i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Room E2102.</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Room E2102.</i>						
	Split Unit	20%			2030	\$1,077,000		
	Window/Wall Unit	10%			2025	\$85,900	1	
	No Component	55%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Chilled Water From Building S</i>						
Distribution								
	CW & CHW Wtr Pipe/Pump	55%			2050	**	4	\$6,000
	No Component	45%						
Terminal Devices								
	Air Handler/Cool/Ht	55%			2035	**	1	\$75,400
	Air Handler/Cool/Ht	15%	0-2	\$178,200	2040	**	1	\$18,500
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Room E2101</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Room E2102.</i>						
		<i>Explanation : Air Handling Unit 2-1. Faulty Steam Pressure Reducing Valve In Basement.</i>						
	No Component	30%						
Heat Rejection								
	Air Cooled Condenser Unit	15%			2025	\$44,300	2	\$23,200
	Water Cooling Tower	55%			2031	\$283,500	2	\$122,800
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,700
Exhaust Fans								
	Interior	80%			2030	\$804,600	2	\$5,400
	Roof	20%			2030	\$88,000	2	\$1,400
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2050	**	1	
	Galvanized Steel	20%			2028	\$579,000	1	
HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$32,900
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	

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**HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E**

Asset # : 126

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Non-Submersible	100%			2030	\$58,600	4	\$6,000
Sewage Ejector(s) Electric	4%	0-2	\$3,700	2030	\$6,100	4	\$500
	<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Faulty Control Panel In Basement</i>						
Electric	96%			2030	\$147,100	4	\$10,900
Fixtures							
Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement To 10th Floor</i>						
	<i>Explanation : 4 Units</i>						
Fire Suppression							
Standpipe Generic	100%			2040	**	1-5	\$111,800
Sprinkler Generic	100%			2040	**	1-2	\$62,100
Fire Pump Generic	100%			2033	\$216,500	1	\$41,400

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : **KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**
Address : **444 WINTHROP STREET**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.090 / 108** **Yr Built/Renovated** : **1956 /**
Area Sq Ft : **93,000** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **22-Mar-2019** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,3,5,Ph**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$4,173,400	\$131,900
Interior Architecture	\$763,800	\$1,015,400
Electrical	\$2,120,300	\$1,164,000
Mechanical	\$1,517,700	\$5,150,400
Site Pavements		\$996,700
Total	\$8,575,300	\$8,458,400
Importance Code A	\$4,230,700	\$281,500
Importance Code B	\$4,344,700	\$7,180,200
Importance Code C		\$996,700
Total	\$8,575,300	\$8,458,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$125,900	\$16,200		
Interior Architecture	\$20,300	\$37,700		\$9,900
Electrical	\$22,300	\$20,800	\$15,100	\$17,000
Mechanical	\$18,800	\$98,900	\$34,200	\$13,300
Site Pavements	\$45,600			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$242,900	\$183,500	\$59,200	\$50,000
Importance Code A	\$125,900	\$16,500	\$2,800	
Importance Code B	\$83,800	\$167,000	\$56,400	\$50,000
Importance Code C	\$33,100			
Total	\$242,900	\$183,500	\$59,200	\$50,000



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$427,100	LIFE	**	5	\$50,700	1
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : East Facade, Bulkheads And Corners</i>					
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
			<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
			<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : North Facade</i>					
			<i>Spalling, Extent : Severe, Area Affected : 45%</i>					
			<i>Location : East Facade, Bulkheads, Corners And Areaways</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : East Facade, Bulkheads, Corners And Areaways</i>					
Granite Panels	25%	Now	\$1,064,000	LIFE	**	5	\$21,100	1
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : North Facade, South Facade</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Granite Panels	10%			LIFE	**	5	\$8,500	
Panel: Limestone	10%	Now	\$415,300	LIFE	**	5	\$8,500	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : West Facade</i>					
			<i>Spalling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : West Facade</i>					
			<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : West Facade</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : West Facade</i>					
Slate Panels	5%	Now	\$44,700	LIFE	**	5	\$4,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Window Wall	5%			2040	**	5	\$21,100	
Windows								
Aluminum	95%	Now	\$1,326,200	2055	**	5	\$13,600	
			<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Metal Louvers	5%			2033		10	\$9,000	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	70%	Now	\$208,000	LIFE	**	5	\$8,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Granite Panels	20%	Now	\$68,400	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Facade And South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade And South Facade</i>								
Panel: Limestone	10%	Now	\$39,200	LIFE	**	5	\$1,300	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping At Bulkheads</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping At Bulkheads</i>								
<i>Explanation : Broken Missing Elements</i>								
Roof								
Built-Up (BUR)	90%	Now	\$664,500	2040	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2035	**	10	\$5,700	
Panel/Paver: Cer/Brk	3%	Now	\$25,500	2060	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof Fifth Floor Courtyard</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof Fifth Floor Courtyard</i>								
Single Ply Membrane	2%			2038	**	10	\$1,200	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 5th Floor Courtyard</i>								
Soffits								
Cast in Place Concrete	100%	4+	\$16,400	LIFE	**	5	\$27,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Entry</i>								
Interior								

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

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Quarry Tile	35%			2035	**	5	\$75,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor And Basement</i>								
Terrazzo	10%			LIFE	**	5	\$11,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Vinyl Tile	25%	Now	\$20,300	2030	\$1,015,400	3	\$13,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 1st Floor</i>								
Vinyl Tile 9" X 9"	30%	Now	\$389,200	2040	**	3	\$16,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$25,200	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Penthouse</i>								
Masonry: Brick	10%			LIFE	**			
SGFT/Glazed Masonry	70%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	7%			2043	**	5	\$11,300	
AcousTileConcealSpLn	13%	Now	\$166,300	2050	**	5	\$10,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	45%	Now	\$99,100	2035	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Elevator And Lobby</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	11%	Now	\$109,200	LIFE	**	5	\$2,200	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fifth, Third, First, And Basement Levels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Penthouse, Fifth, Third, First, And Basement Levels</i>								
Exposed Struc: Concrete	19%			LIFE	**	5	\$3,800	
Metal Panel	5%			LIFE	**	5	\$8,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Retaining Walls								
Masonry: Fieldstone	100%			2050	**			
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$12,500	2035				**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout*

On-Site Walkways

Pavers/Stone	100%	2-4	\$19,900	2033	\$996,700			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%**Location : Rear Entry*

Parking/Driveway

Asphalt	100%	0-2	\$13,200	2039				**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	75%			2030	\$149,600	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2 Main Disconnect Switches Rated At 1,600 Amperes*

Fused Disc Sw	25%			2030	\$11,600	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1,200 Amperes*

Switchgear / Switchboard

Air Circuit Breaker	100%			2030	\$166,200	5	\$500	
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Raceway

Conduit	100%			2030	\$118,500	1		
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Panelboards

Fused Disc Sw	5%			2029	\$6,100	5	\$100	
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Molded Case Bkrs	95%			2029	\$116,300	5	\$2,300	
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Wiring

Braided Cloth	90%			2029	\$160,000	1		
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Thermoplastic	10%			2030	\$17,800	1		
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Motor Controllers

Locally Mounted	30%			2028	\$90,900	5	\$200	
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Motor Control Center	70%			2028	\$117,200	5	\$1,800	
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Ground

Grounding Devices

Not Accessible	100%							
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Stand-by Power

Transfer Switches

Automatic	100%			2028	\$14,000	1	\$28,600	
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Generators Diesel	100%			2026	\$111,100	1	\$36,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries Lead/Acid	100%			2024	\$2,500	5	\$3,400	
Fuel Storage Day Tank	100%			2029	\$26,200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting Interior Lighting Fluorescent	80%			2025	\$1,157,400	10	\$68,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	20%			2025	\$320,100	2	\$400	
Egress Lighting Emergency, Service	50%			2030	\$29,300	1		
Exit, Service	5%			2025	\$2,100	1		
Exit, Battery	45%			2035	**	10	\$2,800	
Exterior Lighting HID	70%			2025	\$310,600	10	\$200	
Incandescent	30%			2025	\$152,900	2		
Alarm Security System Generic	100%			2035	**	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2030	\$245,300	1-3	\$59,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$57,200	5	\$5,500	
Distribution								
Central Plant Steam Piping/Pmp	100%			2030	\$2,673,900	4	\$4,600	
Terminal Devices								
Air Handler	40%	Now	\$429,500	2040	**	1	\$20,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : SV1, SV2 And SAC1 In Penthouse And 2 Units In Sub-basement.</i>								
Convector/Radiator	40%			2028	\$311,000	1	\$12,000	
Fan Coil Unit/Heat	20%			2025	\$471,500	1	\$6,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2033	\$775,500	1	\$40,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Split Unit	2%			2030	\$45,200			
Window/Wall Unit	58%			2025	\$208,900	1		
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2040	**	4	\$2,800	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2030	\$738,000	1	\$23,000	
No Component	60%							
Heat Rejection								
Water Cooling Tower	40%			2028	\$192,100	2	\$37,400	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$31,100	
No Component	40%							
Exhaust Fans								
Interior	70%			2025	\$295,200	2	\$2,000	
Roof	30%			2025	\$55,400	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
HW Heat Exchanger Steam Fired	100%		2030	\$459,800	4	\$9,200	
Sanitary Piping Cast Iron	100%		LIFE	**	1		
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Sump Pump(s) Non-Submersible	100%		2025	\$19,000	4	\$2,900	
Sewage Ejector(s) Electric	100%		2025	\$49,800	4	\$5,600	
Backflow Preventer Generic	100%		2030	\$42,500	1	\$5,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Outdoor Enclosure</i>					
		<i>Explanation : Located Outside Building</i>					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : Basement To 5th Floor</i>					
		<i>Explanation : 2 Units. No Ventilation Or Cooling In Elevator Machine Room.</i>					
Fire Suppression							
Standpipe Generic	100%		2040	**	1-5	\$46,900	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Address : 410 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.080 / 107 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 300,109 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,7,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327718

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$78,900	\$1,029,800
Interior Architecture	\$190,300	\$769,300
Electrical	\$275,300	
Mechanical	\$560,000	\$1,950,100
Total	\$1,104,500	\$3,749,200
Importance Code A	\$78,900	\$1,029,800
Importance Code B	\$1,025,500	\$2,441,400
Importance Code C		\$278,000
Total	\$1,104,500	\$3,749,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$5,300	\$14,000	
Interior Architecture	\$44,300	\$19,700		\$42,100
Electrical	\$48,900	\$123,900	\$58,300	\$48,900
Mechanical	\$64,400	\$122,800	\$187,200	\$87,900
Site Pavements	\$28,800			
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$241,600	\$326,900	\$314,700	\$234,200
Importance Code A	\$5,300	\$5,900	\$14,000	
Importance Code B	\$177,000	\$321,000	\$300,700	\$234,200
Importance Code C	\$59,300			
Total	\$241,600	\$326,900	\$314,700	\$234,200



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$32,500	
Pre-Cast Concrete	60%			LIFE	**	5	\$675,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Elevations Below Roof Level</i>								
<i>Explanation : Uniform Finish Panel System</i>								
Pre-Cast Concrete	20%			LIFE	**	5	\$225,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Elevations Below Roof Level</i>								
<i>Explanation : Linear Ribbed Finish System</i>								
Stucco Cement	15%			2043	**	5	\$129,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels</i>								
<i>Explanation : Referring To An Exterior Insulation And Finish System Product</i>								
Windows								
Aluminum	100%			2046	**	5	\$28,000	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$7,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Finish Is An Exterior Insulation And Finish System Product</i>								
Metal Rail	35%			2043	**	5-10	\$72,500	
Metal: Cage/Fence	5%			2043	**	5-10	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : 7th Floor Walk Out Roof Area Parapets</i>								
Roof								
IRMA/Protected Membrane	75%			2035	**	10	\$78,900	
Plaza Roof: Stone Panels	20%			2050	**			
Single Ply Membrane	5%			2035	**	10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor Walk Out Roof</i>								
<i>Explanation : 7th Floor Walk Out Roof Areas Contained An Astro turf Surface</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$98,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Basement</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Basement Electrical Room</i>							
Ceramic Tile	5%			2039	**	5	\$22,500	
Terrazzo	3%			LIFE	**	5	\$10,500	
Traffic Topping	7%			2035	**	5	\$39,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Bathrooms</i>							
	<i>Explanation : Epoxy Flooring With Abrasive Topping</i>							
Vinyl Tile	75%	4+	\$190,300	2035	**	3	\$126,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Basement</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Basement</i>							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : All Floors With The Exception Of The Basement And Penthouse</i>							
	<i>Explanation : One Half Of Almost Every Gypsum Board Wall Was Finished In Wall Covering Below The Horizontal Impact Strip Protection</i>							
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$336,900	
Exposed Struc: Concrete	5%			LIFE	**	5	\$3,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Basement Ceiling</i>							
Exposed Struc: Steel	10%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse Ceiling</i>							
	<i>Explanation : Corrugated Decking Over Steel Framing</i>							
Gypsum Board	10%			LIFE	**	5	\$56,100	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%			2065	**			
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2043	**			
Pavers/Stone	10%	2-4	\$2,600	2039	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Sidewalk</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
<hr/>								
Parking/Driveway								
Asphalt	100%	4+	\$26,200	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Parking Lot</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Switches Rated At 4,000 Amperes Each</i>								
<hr/>								
Transformers								
Dry Type	100%			2043	**	5	\$1,100	
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2050	**	5	\$600	
Molded Case Bkrs	50%			2050	**	5	\$4,000	
<hr/>								
Raceway								
Conduit	100%			2050	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	30%			2046	**	5	\$2,100	
Molded Case Bkrs	70%			2046	**	5	\$5,500	
<hr/>								
Wiring								
Thermoplastic	100%			2050	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2043	**	5	\$1,000	
Variable Frequency Drive	50%			2043	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$92,300	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2039	**	1	\$116,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : Emergency Generator Rated At 1,750 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2025	\$2,500	5	\$66,900	
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$220,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2035	**	10	\$55,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	45%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$3,600	
Exit, Service	25%			2035	**	1		
Exit, Battery	25%			2035	**	10	\$5,100	
Exterior Lighting								
Fluorescent	100%			2035	**	10	\$27,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Building Perimeter</i>								
Alarm								
Security System								
Generic	100%			2035	**	1	\$112,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$184,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Horns And Manual Pull Stations</i>								

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : High Press Steam From Hospital Power Plant.</i>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	40%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Two Steam To Hot Water Heat Exchangers For Reheat Coils And Terminal Units</i>								
Pres. Reducing Valve/LP Steam	60%			2039	**	5	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement And Penthouse Mechanical Rooms</i>								
<i>Explanation : 2 Stations</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2046	**	4	\$5,900	
Central Plant Steam Piping/Pmp	60%			2050	**	4	\$8,900	
Terminal Devices								
Air Handler	60%	4+	\$69,300	2035	**	1	\$100,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Leak At Air Handling Unit P4-8 Steam Coil In Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
<i>Explanation : Reheat Coils Serving All Constant Volume System For15 Units.</i>								
Convactor/Radiator	20%			2043	**	1	\$19,400	
Unit Heater - Steam	20%			2035	**	4	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	95%	4+	\$118,900	2039	**	1	\$277,700	
<i>Controller Not Working, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Faulty Temperature Maintenance At Chiller No. 2 In Basement.</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Chiller No. 1 And No. 2 Coils In Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Three Chillers 500 Tons Each R134a</i>								
Interior Pkg Unit - Cooling	5%			2031	\$242,700	2	\$900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 7 Floors With 2 Closets Per Floor</i>								
<i>Explanation : Data Communication Closets Dx System 100 Percent Back-up And One For Emergency Generator Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2050	**	4	\$14,100	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2035	**	1	\$176,300	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement And Penthouse Mechanical Rooms</i>								
<i>Explanation : Constant Volume With Reheat For 18 Units</i>								
No Component	5%							
Heat Rejection								
Evaporative Condenser	5%			2035	**	2	\$10,500	
Water Cooling Tower	95%	Now	\$294,500	2031	\$1,472,400	2	\$229,500	
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Heaters And Water Level Sensors At Cooling Tower.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Cooling Tower</i>								
<i>Explanation : No OSHA Required Protective Railing Around Top Of Tower.</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,300	
Exhaust Fans								
Interior	60%			2035	**	2	\$5,500	
Roof	40%	Now	\$4,800	2035	**	2	\$2,900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Roof Exhaust Fan Not Working.</i>								
Plumbing								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Booster Pumps With Clayton Valves</i>								
Water Heater With Tanks Gas Fired	100%			2028	\$17,500	2		
Sanitary Piping Cast Iron	100%	Now	\$77,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms 3210 And 3211 Floor Drain.</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	50%			2035	**	4	\$3,200	
Submersible	50%			2024	\$4,700	4	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : One For Basement Sanitary And Floor Drain</i>								
Sewage Ejector(s) Electric	100%	0-2	\$3,200	2030	\$160,700	4	\$11,900	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Faulty Sensor In Basement Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Dual Unit Lead / Lag</i>								
Backflow Preventer Generic	100%	4+	\$2,700	2038	**	1	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corrosion On Service Valve</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Seven Units From 1st To 7th Floor; One Unit From Basement To Roof</i>								
<i>Explanation : 8 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$151,300	
Sprinkler								
Generic	100%			2050	**	1-2	\$84,100	
Fire Pump								
Generic	100%			2039	**	1	\$56,000	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Address : 689 NEW YORK AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.070 / 106 **Yr Built/Renovated** : 1936 /
Area Sq Ft : 218,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,8,9,11,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,457,500	\$913,900
Interior Architecture	\$33,707,900	\$2,090,300
Electrical	\$3,074,800	\$3,613,200
Mechanical	\$2,460,800	\$9,421,900
Site Pavements		\$559,100
Total	\$42,701,000	\$16,598,300
Importance Code A	\$3,457,500	\$1,107,300
Importance Code B	\$38,858,600	\$13,423,400
Importance Code C	\$384,900	\$2,067,600
Total	\$42,701,000	\$16,598,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$64,500	\$4,500	\$6,000	
Interior Architecture	\$47,900	\$26,900		\$5,200
Electrical	\$44,800	\$36,600	\$39,700	\$35,700
Mechanical	\$30,800	\$76,200	\$47,500	\$18,900
Site Enclosure	\$30,400			
Site Pavements	\$46,600			
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$308,400	\$187,600	\$136,600	\$103,200
Importance Code A	\$64,500	\$5,000	\$6,000	
Importance Code B	\$166,900	\$182,700	\$130,600	\$103,200
Importance Code C	\$77,000			
Total	\$308,400	\$187,600	\$136,600	\$103,200



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$177,400	
Masonry: Brick	13%	Now	\$242,700	LIFE	**	5	\$28,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building Perimeter</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	2%	Now	\$107,100	LIFE	**	5	\$3,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
Metal Panel	5%	Now	\$24,800	2040	**	5	\$20,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels.</i>								
Windows								
Aluminum	10%			2046	**	5	\$11,900	
Bronze/Brass	3%			2038	**	5	\$22,400	
Steel	5%	Now	\$275,200	2055	**	5	\$37,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse And Stairs</i>								
Wood	82%	Now	\$2,411,400	2055	**	5	\$489,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Parapets								
Masonry: Brick	60%	Now	\$22,600	LIFE	**	5	\$1,700	
	<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	10%	Now	\$7,400	LIFE	**	5	\$400	
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping</i>							
Metal Rail	30%	Now	\$6,000	2035	**	5	\$6,200	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : 9th Floor Terraces</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 9th Floor Terraces</i>							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	48%	Now	\$208,900	2040			**	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Copper/Terne	2%	Now	\$3,600	2045			**	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steeple</i>								
IRMA/Protected Membrane	10%			2030	\$218,300	10	\$9,000	
Paver: Asphalt	10%	Now	\$77,100	2045			**	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Single Ply Membrane	10%			2038		**	10	\$9,000
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : North And South 9th Floor Terrace Roof</i>								
Traffic Topping	17%	Now	\$135,100	2040			**	
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East Wings</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor Terraces</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East Wings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East Wings</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Terrace Roof 9th Floor</i>								
<i>Explanation : Ponding Water</i>								
Traffic Topping	3%			2035		**	10	\$4,500

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	Now	\$24,300	LIFE	**	5	\$30,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Entrance</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	3%			2033	\$482,700	5	\$8,400	
Quarry Tile	2%			2035	**	5	\$8,400	
Terrazzo	10%			LIFE	**	5	\$21,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$23,700	2035	**	3	\$15,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 1st Floor</i>								
Vinyl Tile 9" X 9"	65%			2025	\$32,739,800	3	\$68,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 8th Floor</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$92,300	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	5%			2033	\$1,335,300	5	\$23,700	
Gypsum Board	5%			LIFE	**	5	\$14,200	
Metal Panel	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$64,100	
Plaster	10%	Now	\$118,100	LIFE	**	5	\$14,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor, 8th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor, 8th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor And 8th Floor</i>								
SGFT/Glazed Masonry	20%	Now	\$174,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Wood	5%			LIFE	**	5	\$94,900	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$76,900	2035	**	5	\$11,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$11,300	
Exposed Struc: Concrete	15%	Now	\$260,000	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Exposed Rebar, Severe Cracking Of Beam</i>								
Plaster	70%	Now	\$246,300	LIFE	**	5	\$99,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Free Standing Walls								
Masonry: Brick	75%	0-2	\$20,700	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : New York Avenue</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : New York Avenue</i>								
Masonry: Fieldstone	25%	0-2	\$9,700	2040	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$18,700	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Walkways</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Walkways</i>								
<i>Explanation : Asphalt Temporarily Installed To Prevent Tripping Hazard</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

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

Site Pavements								
Parking/Driveway								
Asphalt	100%	2-4	\$28,000	2033	\$559,100			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2030	\$78,600	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect</i>								
Fused Disc Sw	20%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								

Transformers								
Dry Type	100%			2043	**	5	\$800	

Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$372,300	5	\$800	
Fused Disc Sw	20%			2050	**	5	\$200	

Raceway								
Conduit	90%			2030	\$420,200	1		
Conduit	10%			2050	**	1		

Panelboards								
Molded Case Bkrs	90%			2029	\$440,800	5	\$5,200	
Molded Case Bkrs	10%			2038	**	5	\$600	

Wiring								
Braided Cloth	60%			2029	\$417,000	1		
Thermoplastic	40%			2040	**	1		

Motor Controllers								
Locally Mounted	100%			2028	\$636,200	5	\$1,500	

Ground								
Grounding Devices								
Not Accessible	100%							

Stand-by Power								
Transfer Switches								
Automatic	60%			2043	**	1	\$40,400	
Automatic	40%			2028	\$42,700	1	\$26,900	

Generators								
Diesel	100%			2039	**	1	\$84,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$8,100	
Fuel Storage								
Day Tank	100%			2046	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 150 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2025	\$2,843,000	10	\$167,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2025	\$64,200	2	\$100	
Egress Lighting								
Emergency, Service	45%			2030	\$52,900	1		
Emergency, Battery	5%			2030	\$16,000	10	\$2,300	
Exit, Service	10%			2030	\$8,200	1		
Exit, Battery	40%			2030	\$108,100	10	\$5,000	
Exterior Lighting								
HID	100%			2030	\$1,044,400	10	\$700	
Alarm								
Security System								
Generic	100%			2035	**	1	\$81,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$134,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	\$114,800	5	\$11,100	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2030	\$5,361,600	4	\$9,200	
Terminal Devices								
Air Handler	20%			2025	\$717,600	1	\$23,100	
Convactor/Radiator	80%			2028	\$1,247,300	1	\$48,200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2030	\$209,100	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Third Floor Roof</i>						
		<i>Explanation : Refrigerant: R-407</i>						
Ext Pkg Unit - Heating/Cooling	10%			2025	\$320,300	2	\$1,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	60%			2025	\$433,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$104,000	
Exhaust Fans								
Interior	90%	Now	\$228,300	2025	\$761,100	2	\$4,100	
		<i>Not in Service, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Lecture Hall Exhaust And South Toilet Exhaust Fans In Penthouse North.</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Ef-1a In Penthouse South</i>						
Roof	10%			2025	\$37,000	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$486,800	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$922,000	4	\$18,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$13,400	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eighth Floor Roof Drain, Sub-basement Floor Drain And Courtyard Area Drain.</i>						

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$4,600
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>							
<i>Location : Basement</i>							
Sewage Ejector(s) Electric	100%			2030	\$117,200	4	\$8,700
Backflow Preventer Generic	100%			2030	\$85,200	1	\$11,400
Fixtures Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : Two Units From Basement To 11th Floor; Two Units From Basement To 10th Floor</i>							
<i>Explanation : 4 Units</i>							
Fire Suppression							
Standpipe Generic	100%			2030	\$877,900	1-5	\$97,500
Sprinkler No Component	75%						
Generic	25%			2040	**	1-2	\$13,100
Chemical System No Component	98%						
Generic	2%			2025	\$1,700	1-3	\$1,500

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Address : 577 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 / 2007
Area Sq Ft : 72,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,359,400	\$534,500
Interior Architecture	\$462,500	\$218,400
Electrical	\$691,200	\$2,255,000
Mechanical	\$960,300	\$2,467,100
Site Pavements		\$271,300
Total	\$3,473,400	\$5,746,200
Importance Code A	\$1,359,400	\$1,178,800
Importance Code B	\$2,114,000	\$4,296,100
Importance Code C		\$271,300
Total	\$3,473,400	\$5,746,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$59,500	\$7,500	\$800	\$9,400
Interior Architecture	\$51,700			\$700
Electrical	\$54,100	\$46,900	\$7,000	\$7,500
Mechanical	\$42,300	\$36,000	\$18,500	\$10,000
Site Enclosure	\$26,000			
Site Pavements	\$25,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$262,800	\$94,300	\$30,300	\$31,400
Importance Code A	\$66,600	\$14,800	\$8,000	\$16,500
Importance Code B	\$154,300	\$79,500	\$22,400	\$14,900
Importance Code C	\$41,900			
Total	\$262,800	\$94,300	\$30,300	\$31,400



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$65,000	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$4,000	
Masonry: Brick	14%	Now	\$100,100	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Chimney And Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Chimney And Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Building Joints</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners</i>								
Masonry: Brick	51%			LIFE	**	5	\$21,700	
Masonry: Granite	5%	Now	\$17,100	LIFE	**	5	\$1,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South East Corner</i>								
Metal Panel	5%			2050	**	5-10	\$14,600	
Metal Coiling Doors	5%			2035	**	5	\$6,600	
Windows								
Aluminum	5%			2046	**	5	\$1,600	
Metal Louvers	15%			2033	\$275,400	10	\$30,400	
Steel	80%	Now	\$1,194,300	2055	**	5	\$161,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$700	
Masonry: Brick	75%	Now	\$39,400	LIFE	**	5	\$3,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	Now	\$1,500	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	2%			2050	**	5	\$300	
Metal Rail	5%	Now	\$1,400	2035	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2047	**	10	\$9,400	
Single Ply Membrane	95%			2038	**	10	\$97,200	
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$173,600	LIFE	**	5	\$218,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	5%	0-2	\$47,000	2040	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,800	
Gypsum Board	10%			LIFE	**	5	\$17,400	
Masonry: Brick	75%			LIFE	**			
Plaster	10%			LIFE	**	5	\$8,700	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$4,700	2035	**	5	\$2,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Office</i>									
Exposed Struc: Concrete	85%	Now	\$288,900	LIFE	**	5	\$14,700		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Boiler Room And Basement</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Boiler Room And Basement</i>									
Exposed Struc: Steel	10%			LIFE	**				
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$26,000	2040	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Gates Not Functioning</i>									
Retaining Walls									
Cast in Place Concrete	50%			2065	**				
Masonry: Fieldstone	50%			2040	**				
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Along Winthrop Street</i>									
<i>Explanation : Wood Retaining Wall</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$9,400	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Along Winthrop Street</i>									
On-Site Walkways									
Cast in Place Concrete	100%	4+	\$2,300	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parking/Driveway									
Asphalt	100%	0-2	\$13,600	2033	\$271,300				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2030	\$7,700	5	\$300		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 2,000 Amperes And Microturbines Feeds S Building</i>									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$636,100	5	\$1,900	
Raceway								
Conduit	100%			2030	\$803,100	1		
Panelboards								
Fused Disc Sw	10%			2029	\$9,800	5	\$200	
Molded Case Bkrs	70%			2029	\$68,400	5	\$1,300	
Molded Case Bkrs	20%			2038	**	5	\$400	
Wiring								
Thermoplastic	80%			2030	\$145,500	1		
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	15%			2028	\$18,300	5	\$100	
Locally Mounted	5%	Now	\$1,200	2035	**	5		
		<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Motor Control Center	75%			2028	\$226,500	5	\$1,500	
Variable Frequency Drive	5%			2035	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$11,100	1	\$22,200	
Generators								
Diesel	100%			2026	\$82,400	1	\$28,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Three Emergency Generators, Two Rated At 570 Kilowatts And One At 500 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$2,700	
Fuel Storage								
Day Tank	50%			2029	\$13,100	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 75 Gallon Capacity And One 50 Gallon Capacity</i>						
Main Tank	50%			2033	\$39,300	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 10,000 Gallons Rated Capacity</i>						

Lighting

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	15%			2030	\$190,900	10	\$9,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Fluorescent	10%			2030	\$127,300	10	\$6,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office</i>								
LED	75%			2025	\$608,800			
Egress Lighting								
Emergency, Service	50%			2025	\$22,800	1		
Exit, Service	50%			2025	\$15,900	1		
Exterior Lighting								
LED	50%			2035	* *			
No Component	50%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2033	\$45,100	5	\$1,100	
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$41,600	2040	* *	1	\$7,300	
<i>Cameras Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior And Exterior</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$57,200	1-3	\$13,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2028	\$644,300	1	\$71,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> <i>Location : New Burners At 5 Boilers</i> <i>Repairs In Progress, Extent : N/A, Area Affected : 20%</i> <i>Location : Boiler No 5 Internal Brick</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Ground Floor</i> <i>Explanation : 5 High Pressure Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	\$623,600	2040	**	4	\$3,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 15%</i> <i>Location : Faulty Solenoid Valve At Water Softener Assembly In Basement.</i> <i>On Extended Life, Extent : Severe, Area Affected : 70%</i> <i>Location : Pressure Relief Valves Not Holding. They Have Faulty Seats And Leaking And Corroding Throughout In Basement</i> <i>Other Observation, Extent : Severe, Area Affected : 15%</i> <i>Location : Basement</i> <i>Explanation : Make Up Water Valve Rig And Boiler Feed Assembly. Control Malfunction With Deaerator On Extended Life.</i>								
Terminal Devices								
Air Handler	50%	0-2	\$278,200	2030	\$695,600	1	\$20,100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : 2 Units At Roof</i>								
Unit Heater - Steam	50%			2030	\$210,000	4	\$3,300	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2024	\$58,500	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> <i>Location : 2nd Floor</i>								
Split Unit No Component	5% 90%			2030	\$87,800			
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Air Conditioning Room</i> <i>Explanation : 3 Electric Centrifugal Chillers Serving Building D.</i>								
Terminal Devices								
Fan Coil - 2 Pipe	5%	Now	\$200	2025	\$11,300	1	\$1,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : 1st Floor</i>								
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2030	\$1,900	2	\$2,500	
No Component	95%							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	50%	0-2	\$32,500	LIFE	**	2-5	\$20,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Breeching Exit And At Top Of Stack Serving Boilers No 1 And 2</i>								
<i>Explanation : Icing Form On Breeching And Flue Stack Possibly Due To Low Flue Gas Temperatures.</i>								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$471,900	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$357,500	4	\$7,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$1,500	2025	\$14,800	4	\$1,500	
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Operating In Manual Mode And With Faulty Floats. Basement.</i>								
Backflow Preventer								
Generic	100%			2030	\$33,000	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serves Building D.</i>								
Fixtures								
Generic	100%							

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER BUILDING S
Address : 489 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.300 / 13893 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 267,394 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5
Block : 4829 **Lot** : 1 **BIN** : 3327713

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$124,200	\$772,600
Interior Architecture	\$319,200	\$411,900
Electrical	\$196,200	
Mechanical	\$557,400	\$17,210,400
Site Pavements		\$619,100
Total	\$1,197,000	\$19,014,000
Importance Code A	\$124,200	\$1,200,100
Importance Code B	\$1,072,800	\$17,003,000
Importance Code C		\$810,900
Total	\$1,197,000	\$19,014,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$36,500		
Interior Architecture	\$20,000			\$45,000
Electrical	\$33,500	\$28,900	\$31,100	\$26,100
Mechanical	\$131,500	\$109,600	\$172,200	\$74,700
Site Pavements	\$31,000			
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$250,500	\$209,500	\$237,900	\$180,300
Importance Code A	\$6,600	\$43,600	\$6,600	\$6,600
Importance Code B	\$203,000	\$165,800	\$231,200	\$173,700
Importance Code C	\$40,900			
Total	\$250,500	\$209,500	\$237,900	\$180,300



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	18%			LIFE	**	5	\$73,800	
Metal Sect. OHD	2%			2043	**	5	\$13,700	
Pre-Cast Concrete	70%			LIFE	**	5	\$497,600	
Stucco Cement	5%			2043	**	5	\$27,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Walls At Roof Level</i>								
<i>Explanation : Referring To An Exterior Insulation And Finish System</i>								
Window Wall	5%			2050	**	5	\$41,000	
Windows								
Aluminum	97%			2046	**	5		
Metal Louvers	3%			2039	**	10		
Parapets								
Cast in Place Concrete	32%			LIFE	**	5	\$93,900	
Metal Panel	3%			2050	**	5	\$3,300	
Metal Rail	5%			2043	**	5-10	\$25,700	
Pre-Cast Concrete	60%			LIFE	**	5	\$107,300	
Roof								
IRMA/Protected Membrane	80%			2035	**	10	\$124,200	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	15%			2050	**	10	\$31,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Pavers</i>								
<i>Explanation : Pre-cast Concrete</i>								
Single Ply Membrane	5%			2035	**	10	\$7,800	
Soffits								
Metal Panel	25%			2050	**	5-10	\$24,000	
Stucco Cement	75%			2043	**	5	\$26,200	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$43,800	
Ceramic Tile	5%			2039	**	5	\$20,000	
Vinyl Tile	90%	4+	\$203,500	2035	**	3	\$135,100	
<i>Loose Units, Extent : Light, Area Affected : 1%</i>								
<i>Location : Penthouse Corridor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2039	**	5	\$20,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,000	
Glass: Single Pane	5%			LIFE	**	5	\$15,000	
Gypsum Board	80%			LIFE	**	5	\$191,800	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$115,700	2043	**	5	\$170,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$3,100	
Gypsum Board	10%			LIFE	**	5	\$50,000	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2050	**			
Iron Picket	95%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%	0-2	\$31,000	2033	\$619,100			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Driveway At Front Entry</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 4,000 Amperes Each</i>								
Transformers								
Dry Type	100%			2043	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 300 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2050	**	5	\$600	
Molded Case Bkrs	50%			2050	**	5	\$3,500	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$300	
Molded Case Bkrs	95%			2046	**	5	\$6,700	
Wiring								
Thermoplastic	100%			2050	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Motor Control Center	80%			2043	**	5	\$5,800	
Variable Frequency Drive	20%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$82,300	
Generators								
Diesel	100%			2039	**	1	\$103,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Two Generators Rated At 2,000 Kilowatts Each</i>					
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$9,900	
Fuel Storage								
Day Tank	50%			2046	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 450 Gallon</i>					
Main Tank	50%			2058	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 3,000 Gallon Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	70%			2035	**	10	\$171,700	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	10%			2035	**	10	\$24,500	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	20%			2035	**			
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, LED	50%			2058	**	1		
Exterior Lighting								
HID	20%			2035	**	10	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof And Perimeter</i>					
			<i>Explanation : Controlled Via Timer And Photocell</i>					
No Component	80%							
Lightning Protection								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$1,600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$30,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$49,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2033	\$345,200	1	\$66,100	
Pres. Reducing Valve/LP Steam	50%			2033	\$82,300	5	\$7,900	
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$6,600	
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$9,900	
Terminal Devices								
Air Handler	50%			2030	\$2,572,500	1	\$82,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : See Air Conditioning Devices.</i>								
Convactor/Radiator	40%			2035	**	1	\$34,500	
Fan Coil Unit/Heat	10%			2030	\$677,900	1	\$8,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%	0-2	\$557,400	2033	\$5,574,500	1	\$260,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Chiller No. 2 Guide Vanes In Basement.</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units In Basement</i>								
<i>Repairs In Progress, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Chiller No. 1 In Basement</i>								
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$8,800	2040	**	4	\$13,200	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Check Valve Faulty On Chilled Water Pump Basement.</i>								
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$5,305,000	1	\$165,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : See Heating Terminal Devices.</i>								
<hr/>								
Heat Rejection								
Water Cooling Tower	100%			2028	\$1,381,000	2	\$269,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : D Building Roof</i>								
<i>Explanation : Located On Building D</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,100	
<hr/>								
Exhaust Fans								
Interior	70%			2030	\$848,800	2	\$5,700	
Roof	30%			2030	\$159,200	2	\$2,500	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
<hr/>								
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$39,700	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$54,700	4	\$5,600	
<hr/>								
Sewage Ejector(s)								
Electric	100%			2030	\$143,200	4	\$10,600	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S**

Asset # : 13893

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 7 Units. Cooling Unit Malfunction In Machine Room S6s01.</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2050		**	1-5 \$134,800
Sprinkler								
	Generic	100%			2050		**	1-2 \$74,900

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Address : 599 KINGSTON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.270 / 4124 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 43,819 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 21-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$1,112,800
Interior Architecture	\$256,400	\$776,000
Electrical		\$1,129,100
Mechanical		\$780,300
Total	\$256,400	\$3,798,300
Importance Code A		\$1,112,800
Importance Code B	\$197,400	\$2,022,900
Importance Code C	\$59,000	\$662,600
Total	\$256,400	\$3,798,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$6,100		\$100	
Interior Architecture	\$81,400	\$9,400	\$3,300	
Electrical	\$7,600	\$11,200	\$6,800	\$7,600
Mechanical	\$39,800	\$41,500	\$18,500	\$5,500
Site Enclosure	\$5,400			
Site Pavements	\$4,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$152,500	\$70,000	\$36,500	\$21,000
Importance Code A	\$22,800	\$1,000	\$900	\$900
Importance Code B	\$91,100	\$69,000	\$35,600	\$20,200
Importance Code C	\$38,500			
Total	\$152,500	\$70,000	\$36,500	\$21,000



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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$39,700	
Metal Coiling Doors	10%			2043	**	5	\$13,800	
Windows								
Aluminum	35%			2046	**	5	\$100	
Metal Louvers	65%			2039	**	10	\$1,600	
Roof								
Single Ply Membrane	11%	0-2	\$6,100	2030	\$122,400			
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	89%			2030	\$990,400	10	\$47,300	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	10%			2029	\$118,600	3	\$9,800	
Cast in Place Concrete	30%			LIFE	**	5	\$43,000	
Ceramic Tile	3%	0-2	\$2,300	2033	\$113,400	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Janitors Closet</i>								
Quarry Tile	22%			2043	**	5	\$21,600	
Sheet Vinyl/Rubber	15%	Now	\$197,400	2035	**	5	\$7,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Sheet Vinyl/Rubber	15%			2035	**	5	\$14,800	
Traffic Topping	5%			2035	**	5	\$4,100	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$33,100	2033	\$662,600	5	\$5,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$9,400	
Gypsum Board	70%	Now	\$59,000	LIFE	**	5	\$49,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room And Basement Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room And Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Ceilings								
AcousTileSusp.Lay-In	35%			2043	**	5	\$22,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	20%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room 2nd Floor</i>								
Gypsum Board	3%			LIFE	**	5	\$2,400	
Metal Panel	42%	Now	\$46,000	LIFE	**	5	\$34,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$5,400	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along East Side Of Property</i>								
Free Standing Walls								
Cast in Place Concrete	75%			2065	**			
Masonry: Brick	25%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$4,300	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side Of Property</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Property</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

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

Site Pavements

Parking/Driveway

Asphalt	90%			2039	**		
Cast in Place Concrete	10%			2043	**		

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								

Transformers

Dry Type	100%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kilovolt-ampere, Two 150 Kilovolt-ampere, One 30 Kilovolt-ampere All 208/480 Volts</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$200
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Raceway

Conduit	100%			2040	**	1	
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Panelboards

Molded Case Bkrs	100%			2038	**	5	\$1,200
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Wiring

Thermoplastic	100%			2040	**	1	
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Motor Controllers

Locally Mounted	15%			2035	**	5	
Motor Control Center	80%			2035	**	5	\$1,000
Variable Frequency Drive	5%			2047	**		

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

Location : Basement

Explanation : Variable Frequency Drive For Air Conditioning

Ground

Grounding Devices

Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Basement Grease Trap Room</i>								
<i>Explanation : Not Accessible Due To Grease Trap Leak</i>								

Stand-by Power

Transfer Switches

Automatic	100%			2035	**	1	\$13,500
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Generators								
Diesel	50%			2033	\$55,500	1	\$8,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>						
Diesel	50%			2043	**	1	\$8,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 1,000 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2025	\$2,500	5	\$1,600	
Fuel Storage								
Day Tank	50%			2038	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 75 Gallon Capacity</i>						
Main Tank	50%			2045	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 3,000 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	1%			2030	\$6,800	10	\$400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	99%			2030	\$674,900	10	\$39,800	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	50%			2030	\$13,800	1		
Exit, Service	50%			2030	\$9,700	1		
Exterior Lighting								
HID	100%			2030	\$209,100	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2045	**	5	\$600	
Alarm								
Security System								
No Component	20%							
Generic	80%			2030	\$67,300	1	\$13,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen, Storage, Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2030

\$115,600

1-3

\$27,800

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

Location : Throughout The Building

Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Horns And Alarm Bells

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

Heating

Energy Source

Plant Campus Steam /
PRV

60%

2040

* *

1

Other Observation, Extent : Light, Area Affected : 60%

Location : Basement Steam Room

Explanation : Steam Supplied From Power House

Natural Gas

40%

2050

* *

1

Conversion Equipment

Furnace

40%

Now

\$16,700

2035

* *

1

\$7,800

Other Observation, Extent : Severe, Area Affected : 40%

Location : Roof

Explanation : 2 Gas Fired Rooftop Units, Faulty Gas Valves

Pres. Reducing Valve/LP
Steam

60%

2033

\$16,200

5

\$1,600

Distribution

Central Plant Steam
Piping/Pmp

60%

Now

\$15,100

2040

* *

4

\$1,300

Insul. Deteriorating, Extent : Moderate, Area Affected : 50%

Location : Basement Steam Room

No Component

40%

Terminal Devices

Air Handler

30%

2030

\$252,900

1

\$8,100

Convactor/Radiator

10%

2035

* *

1

\$1,400

Fan Coil Unit/Heat

20%

2030

\$222,200

1

\$2,800

Other Observation, Extent : Light, Area Affected : 20%

Location : Loading Area

Explanation : 4 Air Curtains

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%			2030	\$245,600	2	\$1,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
No Component	50%							
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2	\$28,500	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,400	
Exhaust Fans								
Interior	30%			2030	\$59,600	2	\$400	
Roof	50%			2035	**	2	\$700	
Wall Unit	20%			2030	\$3,900	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$6,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$9,000	4	\$900	
Sewage Ejector(s)								
Electric	100%			2030	\$23,500	4	\$1,700	
Backflow Preventer								
Generic	100%			2030	\$20,000	1	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2040	**	1-2	\$12,300	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System No Component	60%							
Generic	40%			2025	\$33,400	1-3	\$29,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 In Kitchen On 1st Floor And 1 In Kitchen In Basement</i>								
<i>Explanation : 3 Sets</i>								

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

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 : 25-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,7,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327715

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$57,500	\$908,500
Interior Architecture		\$566,200
Electrical	\$213,700	
Mechanical	\$365,700	\$14,015,300
Site Pavements		\$292,600
Total	\$636,900	\$15,782,600
Importance Code A	\$57,500	\$1,300,600
Importance Code B	\$579,400	\$14,015,500
Importance Code C		\$466,500
Total	\$636,900	\$15,782,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$5,000	\$63,200	\$20,200	
Interior Architecture	\$18,200		\$36,700	
Electrical	\$31,000	\$31,400	\$28,500	\$23,900
Mechanical	\$132,300	\$92,000	\$129,900	\$55,400
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Total	\$234,800	\$235,000	\$263,600	\$127,700
Importance Code A	\$11,000	\$69,800	\$26,300	\$6,100
Importance Code B	\$214,700	\$165,200	\$237,400	\$121,600
Importance Code C	\$9,100			
Total	\$234,800	\$235,000	\$263,600	\$127,700



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	17%			LIFE	**	5	\$90,200	
Metal Panel	5%			2050	**	5-10	\$97,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$551,600	
Stucco Cement	10%			2043	**	5	\$70,700	
Stucco Cement	5%			2043	**	5	\$35,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels</i>								
<i>Explanation : Referring To An Exterior Insulation And Finish System Product</i>								
Window Wall	3%			2050	**	5	\$31,800	
Windows								
Aluminum	97%			2046	**	5	\$40,400	
Metal Louvers	3%			2039	**	10	\$7,800	
Parapets								
Metal Panel	5%			2050	**	5	\$4,600	
Metal Rail	15%			2043	**	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	**	5	\$89,900	
Stucco Cement	20%			2043	**	5	\$12,300	
Roof								
IRMA/Protected Membrane	20%			2035	**	10	\$16,400	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	10%	2-4	\$5,000	2035	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Over 7th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cooling Tower Area</i>								
Single Ply Membrane	70%			2035	**	10	\$57,500	
Soffits								
Metal Panel	30%			2050	**	5-10	\$7,600	
Stucco Cement	70%			2043	**	5	\$6,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$80,300	
Ceramic Tile	5%			2039	**	5	\$18,400	
Terrazzo	5%			LIFE	**	5	\$14,300	
Vinyl Tile	80%			2035	**	3	\$110,100	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$18,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,500	
Gypsum Board	80%			LIFE	**	5	\$173,900	
Granite Panels	5%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2043	**	5	\$312,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$45,900	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	100%			2033			\$292,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 3,000 Amperes And 1,600 Amperes</i>								
Transformers								
Dry Type	100%			2043	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 500 And Two 75 Kilovolt-ampere</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2050	**	5	\$800	
Molded Case Bkrs	20%			2050	**	5	\$1,300	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5	\$300	
Molded Case Bkrs	95%			2046	**	5	\$6,100	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Motor Control Center	80%			2035	**	5	\$5,300	
Variable Frequency Drive	20%			2043	**			

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,600	
Stand-by Power								
Transfer Switches								
Automatic	50%			2043	**	1	\$37,700	
Automatic	50%			2047	**	1	\$37,700	
Generators								
Diesel	50%			2039	**	1	\$47,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated At 1,250 Kilowatts</i>						
Diesel	50%			2039	**	1	\$47,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 2,000 Kilowatts</i>						
Batteries								
Lead/Acid	50%			2024	\$1,300	5	\$4,500	
Lead/Acid	50%			2024	\$1,300	5	\$4,500	
Fuel Storage								
Day Tank	25%			2046	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 300 Gallon Capacity</i>						
Day Tank	25%			2046	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 300 Gallon Capacity</i>						
Underground Storage	50%			LIFE	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 10,000 Gallon</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$202,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2035	**	10	\$11,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	1%			2035	**	10	\$100	
LED	4%			2035	**			
Egress Lighting								
Emergency, Service	45%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$3,000	
Exit, LED	50%			2058	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	20%			2035	**	10	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Perimeter</i>							
	<i>Explanation : Controlled Via Photocell And Timer</i>							
No Component	80%							
Lightning Protection								
Arresters/Cabling Generic	100%			2058	**	5	\$900	
Alarm								
Security System No Component Generic	70%			2035	**	1	\$27,500	
	30%							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : Surveillance Cameras</i>							
Fire/Smoke Detection No Component Generic, Digital	70%			2035	**	1-3	\$45,300	
	30%							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2040	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Steam From Power Plant</i>							
Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam	50%			2033	\$316,600	1	\$60,600	
	50%			2033	\$75,500	5	\$7,300	
Distribution								
Hot Wtr Piping/Pump	50%	4+	\$13,700	2038	**	4	\$6,000	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Control Valves Manually Operated In Basement And Penthouse</i>							
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$9,100	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2030	\$2,359,300	1	\$75,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : See Air Conditioning Terminal Devices.</i>							
Convactor/Radiator	40%			2035	**	1	\$31,700	
Fan Coil Unit/Heat	10%			2030	\$621,700	1	\$7,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2030	\$3,144,300	1	\$96,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Z</i>							
	<i>Explanation : Located In Power Plant</i>							
Split Unit	15%			2030	\$893,100			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$81,100	2040	**	4	\$12,100	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Swing Condenser And Chilled Water Pump In Penthouse.</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : Faulty Bearings On Condenser Water Pumps.</i>							
Terminal Devices								
Air Handler/Cool/Ht	85%			2030	\$4,135,400	1	\$128,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : See Heating Terminal Devices.</i>							
No Component	15%							
Heat Rejection								
Water Cooling Tower	85%			2028	\$1,076,500	2	\$209,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Serves Buildings D And S.</i>							
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$220,200	LIFE	**	2-5	\$136,700	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside Air And Spill Air Dampers Operated Manually In Basement And Penthouse.</i>							
Exhaust Fans								
Interior	50%			2030	\$556,000	2	\$3,800	
Roof	50%			2030	\$243,300	2	\$3,800	

Plumbing

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	2-4	\$64,400	2050	**	1		
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Domestic Water Pumps Controls In Basement.</i>								
HW Heat Exchanger Steam Fired	100%			2040	**	4	\$36,400	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$50,200	4	\$5,200	
Sewage Ejector(s) Electric	100%			2030	\$131,300	4	\$9,800	
Backflow Preventer Generic	100%			2030	\$112,000	1	\$15,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Six Units From Basement To 7th Floor, One Unit From Basement To Penthouse</i>								
<i>Explanation : 7 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$123,600	
Sprinkler Generic	100%			2040	**	1-2	\$68,700	
Fire Pump Generic	100%			2033	\$239,400	1	\$45,800	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : **KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**
Address : **547 WINTHROP STREET**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.250 / 277** **Yr Built/Renovated** : **1959 /**
Area Sq Ft : **139,970** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **08-Mar-2021** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$6,807,900	\$605,900
Interior Architecture	\$3,772,800	\$2,906,800
Electrical	\$2,059,400	\$602,800
Mechanical	\$2,055,800	
Total	\$14,695,900	\$4,115,600
Importance Code A	\$6,807,900	\$605,900
Importance Code B	\$6,918,200	\$3,509,700
Importance Code C	\$969,800	
Total	\$14,695,900	\$4,115,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$117,900			\$31,200
Interior Architecture	\$16,300	\$7,300		\$1,400
Electrical	\$35,000	\$6,000	\$4,500	\$7,000
Mechanical		\$2,800	\$14,400	\$5,600
Site Enclosure	\$16,800			
Site Pavements	\$48,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$242,600	\$24,000	\$26,800	\$53,100
Importance Code A	\$117,900			\$31,200
Importance Code B	\$67,800	\$24,000	\$26,800	\$21,900
Importance Code C	\$56,800			
Total	\$242,600	\$24,000	\$26,800	\$53,100



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$39,100	LIFE	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Brick Cavity	70%	Now	\$797,700	LIFE	**	5	\$89,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Elevation</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Stair Bulkhead</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Currently Vacant.</i>								
Masonry: Granite	5%	Now	\$154,500	LIFE	**	5	\$4,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Base Of Building And Entrance On Kingston Avenue</i>								
Metal Coiling Doors	5%	Now	\$34,900	2037	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$121,900	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Window Wall	13%			2032	\$516,400	5	\$62,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	97%	0-2	\$2,400,500	2057	**	5	\$24,600	
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Stair Bulkhead</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	3%	Now	\$25,900	2035	**			
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : South Facade</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : South Facade</i>							
Parapets								
Metal Rail	100%			2037	**	5-10	\$88,200	
Roof								
Single Ply Membrane	100%	Now	\$3,279,700	2042	**			
	<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Lower Roofs</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Lower Single Story Roof</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Lower Single Story Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout All Roofs</i>							
Soffits								
Cast in Place Concrete	100%	Now	\$17,900	LIFE	**	5	\$7,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Canopy Above Loading Dock</i>							

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$122,900	
Ceramic Tile	2%			2035	**	5	\$4,500	
Panel/Paver: Cer/Brk	35%	Now	\$1,531,200	2040	**	5	\$88,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Debris Present</i>								
Terrazzo	5%			LIFE	**	5	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Debris Present</i>								
Traffic Topping	23%	Now	\$126,100	2032	\$2,522,400	5	\$32,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Debris Present</i>								
Vinyl Tile	5%	Now	\$95,200	2042	**	3	\$4,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$411,200	2072	**	5	\$10,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$126,100	LIFE	**	5	\$26,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$16,300	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	70%	Now	\$843,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Walls And Columns On All Floors</i>								

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

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2030	\$173,000	5	\$10,200	
Exposed Struc: Concrete	5%	Now	\$78,000	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor At Concrete Beams</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor And Loading Dock Entrance</i>								
Exposed Struc: Concrete	90%	Now	\$561,200	LIFE	**	5	\$28,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas At All Floors</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%	Now	\$600	2052	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Iron Picket Fence</i>								
Chain Link	30%	Now	\$5,200	2042	**			
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Side Of Building</i>								
<i>Explanation : Vegetation Growth</i>								
Iron Picket	50%	Now	\$9,400	2052	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kingston Avenue Side</i>								
Masonry: Fieldstone	10%	Now	\$1,600	2042	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Base Of Iron Picket Fence</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kingston Avenue Side</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Base Of Iron Picket Fence</i>								
<i>Explanation : This Is Actually Granite Copings</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$24,900	2037	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Winthrop Street Side</i>								
On-Site Walkways								
Cast in Place Concrete	80%			2037	**			
Masonry: Granite	20%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$23,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance To Parking Area</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Molded Case Bkrs	70%			2032	\$139,600	5	\$2,600	
Not Accessible	30%							
Raceway								
Conduit	100%	Now	\$109,100	2062	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Throughout The Building</i>					
Panelboards								
Fused Disc Sw	5%	Now	\$8,200	2057	**	5	\$100	
			<i>Suspect Water Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
Molded Case Bkrs	95%	0-2	\$77,500	2057	**	5	\$1,800	
			<i>Covers Missing, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Enclosure Corroded, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Suspect Water Damage, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout The Building</i>					
Wiring								
Braided Cloth	80%	Now	\$221,700	2057	**	1		
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Suspect Water Damage, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout The Building</i>					
Thermoplastic	20%			2032	\$55,400	1		
Motor Controllers								
Motor Control Center	80%			2030	\$223,200	5	\$3,100	
Not Accessible	20%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	96%	Now	\$1,121,400	2042	**			
			<i>Damaged Fixtures, Extent : Severe, Area Affected : 90%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Temporary Lighting Installed For Interior Lighting</i>					
Incandescent	4%	Now	\$103,400	2042	**	2	\$100	
			<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

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

Lighting

Egress Lighting

No Component	50%
No Component	50%

Exterior Lighting

HID	100%	Now	\$333,900	2037		**		
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Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : Building Exterior At Doors And Loading Dock

Alarm

Security System

No Component	90%							
Generic	10%	Now	\$26,900	2042		**	1	\$4,700

Control Panel Damaged, Extent : Severe, Area Affected : 100%

Location : First Floor

Fire/Smoke Detection

No Component	50%							
Generic, Analog	50%	Now	\$92,300	2032	\$184,600		1-3	\$39,200

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

Location : First Floor

Explanation : Trouble Signal Visible On Fire Alarm Control Panel

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2042		**	1	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Whole

Explanation : This Is Vacant Building. Steam Supplied From Power House

Conversion Equipment

Not Accessible	100%							
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Terminal Devices

Not Accessible	100%							
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Other Observation, Extent : N/A, Area Affected : 0%

Location : Throughout

Explanation : All Mechanical Equipment In Building Has Been Abandoned In Place

Air Conditioning

Energy Source

Not Accessible	100%							
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Conversion Equipment

Not Accessible	100%							
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Other Observation, Extent : N/A, Area Affected : 0%

Location : All Floors

Explanation : All Mechanical Equipment In Building Has Been Abandoned In Place

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$1,348,800	LIFE	**	2-5	\$83,700	
			<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : All Floors</i>					
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%							
Water Heater With Tanks								
Not Accessible	100%							
HW Heat Exchanger								
Not Accessible	100%							
Sanitary Piping								
Not Accessible	100%							
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$707,000	2062	**	1-5	\$53,300	
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Stairwell</i>					

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Address : 449 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.010 / 125 **Yr Built/Renovated** : 1930 / 2011
Area Sq Ft : 598,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 21-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,7,10,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,824,800	\$1,003,300
Interior Architecture	\$40,150,700	\$6,666,200
Electrical	\$10,286,400	\$2,102,400
Mechanical	\$10,971,600	\$12,504,800
Total	\$63,233,400	\$22,276,700
Importance Code A	\$1,824,800	\$1,468,700
Importance Code B	\$60,847,300	\$18,028,500
Importance Code C	\$561,300	\$2,779,500
Total	\$63,233,400	\$22,276,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$28,000	\$96,400		
Interior Architecture	\$242,200	\$22,800	\$916,200	\$91,200
Electrical	\$151,000	\$93,600	\$93,900	\$81,900
Mechanical	\$238,900	\$61,000	\$141,600	\$54,000
Site Enclosure	\$25,600			
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$774,600	\$362,600	\$1,240,500	\$315,900
Importance Code A	\$109,100	\$97,500		
Importance Code B	\$639,900	\$265,100	\$1,240,500	\$315,900
Importance Code C	\$25,600			
Total	\$774,600	\$362,600	\$1,240,500	\$315,900



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$55,900	
Concrete Masonry Unit	3%			LIFE	**	5	\$10,500	
Masonry: Brick	75%	0-2	\$706,400	LIFE	**	5	\$419,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$21,000	
Metal Panel	10%	Now	\$125,100	2040	**	5	\$104,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Building C</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels.</i>								
Stucco Cement	3%			2035	**	5	\$42,000	
Window Wall	2%			2050	**	5	\$42,000	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2038	**	5	\$229,300	
Steel	2%	Now	\$215,700	2055	**	5	\$29,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building C Stair At Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building C Stair At Penthouse</i>								
Parapets								
Copper/Terne	2%			2050	**	5	\$4,400	
Masonry: Brick	55%			LIFE	**	5	\$24,700	
Masonry: Limestone	13%			LIFE	**	5	\$7,400	
Metal Rail	15%			2035	**	5-10	\$121,800	
Metal: Cage/Fence	15%			2035	**	5-10	\$52,200	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	20%	Now	\$28,000	2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : On Buildings A, B And C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Penthouse On Buildings A, B And C</i>								
Copper/Terne	3%			2045		**	10	\$21,800
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	72%			2035		**	10	\$209,200
Sloped Glazing	5%	Now	\$494,300	LIFE		**	5	\$193,700
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Ground Floor</i>								
Soffits								
Stucco Cement	100%			2043		**	5	
Interior								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	5%	0-2	\$183,200	2026	\$916,200	3	\$76,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Offices At Buildings A, B, C And Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices At Buildings A, B, C And Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$221,700	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Throughout</i>								
Ceramic Tile	3%	4+	\$35,100	2033	\$1,752,500	5	\$15,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%	4+	\$190,600	2035	**	5	\$38,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								
Raised Access Floor	2%	0-2	\$23,900	2033	\$1,196,900	5	\$38,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Ground Floor Information Technology Office</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ground Floor Information Technology Office</i>								
Sheet Vinyl/Rubber	3%			2035	**	5	\$45,600	
Terrazzo	20%	4+	\$387,500	LIFE	**	5	\$158,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors At Buildings A, B, And C</i>								
Vinyl Tile	32%	0-2	\$183,200	2035	**	3	\$121,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Buildings A, B, C And Throughout</i>								
Vinyl Tile 9" X 9"	20%	Now	\$731,400	2025	\$36,572,200	3	\$76,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$70,400	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room And Basement Throughout</i>								
Ceramic Tile	5%			2033	\$2,548,400	5	\$45,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$36,200	
Gypsum Board	25%			LIFE	**	5	\$135,900	
Plaster	35%	Now	\$157,800	LIFE	**	5	\$95,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse And 1st Floor At Buildings A, B, C And Throughout</i>								
SGFT/Glazed Masonry	20%	4+	\$333,100	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileConcealSpLn	25%	2-4	\$83,400	2035		**	5	\$158,300
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%	2-4	\$86,100	2043		**	5	\$126,700
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ground Floor At Buildings A, B, C And Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Buildings A, B, C And Throughout</i>								
Exposed Struc: Concrete	7%			LIFE	**	5	\$11,100	
Plaster	43%	Now	\$1,355,000	LIFE	**	5	\$272,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Ground, 3rd And 7th Floor At Buildings A, B, C And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Buildings A, B, C And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ground, 3rd And 7th Floor At Buildings A, B, C And Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	85%	Now	\$13,000	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Clarkson Avenue</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Clarkson Avenue</i>								
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Clarkson Avenue</i>								
Masonry: Brick	5%			2040	**			

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	50%	Now	\$8,100	2050		**		
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Planters In Front Of Buildings</i>							
Masonry: Fieldstone	50%	Now	\$4,500	2050		**		
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Along Clarkson Avenue</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Along Clarkson Avenue</i>							
	<i>Explanation : Material Is Granite</i>							
Retaining Walls								
Cast in Place Concrete	100%			2065		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Cast in Place Concrete	100%			2043		**		
Parking/Driveway								
Asphalt	100%			2039		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2030	\$465,400	5	\$2,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each</i>							
Fused Disc Sw	30%	0-2	\$44,200	2060		**	\$400	
	<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Throughout Basement</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>							
Transformers								
Dry Type	50%			2028	\$13,700	5	\$1,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 150 Kilovolt-ampere At 480/277/120 Volts</i>							
Dry Type	50%			2035		**	\$1,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 112.5 Kilovolt-ampere At 480/277/208 Volts</i>							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Fused Disc Sw	30%			2030	\$199,500	5	\$800
	Molded Case Bkrs	70%	0-2	\$465,400	2060	**	5	\$5,500
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Basement</i>								
Raceway								
	Conduit	90%			2030	\$630,400	1	
	Conduit	10%			2050	**	1	
Panelboards								
	Fused Disc Sw	10%			2029	\$73,500	5	\$1,400
	Molded Case Bkrs	80%	0-2	\$587,700	2055	**	5	\$6,300
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Basement</i>								
	Molded Case Bkrs	10%			2046	**	5	\$1,600
Wiring								
	Braided Cloth	70%	0-2	\$729,800	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2040	**	1	
	Thermoplastic	10%			2050	**	1	
Motor Controllers								
	Locally Mounted	50%			2028		5	\$2,000
	Locally Mounted	30%			2035	**	5	\$1,200
	Motor Control Center	20%			2028	\$267,900	5	\$3,300
Ground								
Grounding Devices								
	Generic	100%	Now	\$10,600	LIFE	**	5	\$8,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
	Automatic	30%			2035	**	1	\$55,300
	Automatic	70%			2043	**	1	\$129,000
Generators								
	Diesel	100%			2039	**	1	\$231,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2024	\$2,500	5	\$22,200

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2046	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 275 Gallons Rated Capacity</i>							
Main Tank	50%			2033	\$39,300	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 30,000 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	55%			2025	\$5,124,300	10	\$302,100	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	40%			2035	**	10	\$219,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2030	\$465,800	10	\$27,500	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Egress Lighting								
Emergency, Service	45%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$7,200	
Exit, LED	40%			2058	**	1		
Exit, Service	10%			2030	\$26,400	1		
Exterior Lighting								
HID	100%			2025	\$2,857,300	10	\$1,800	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Parapet Mounted Fixtures</i>							
	<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Site Lighting</i>							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$67,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$369,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Replacement In Progress</i>							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2030	\$85,000	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$36,900	2039	**	5	\$17,800	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2050	**	4	\$29,500	
Terminal Devices								
Air Handler	20%			2025	\$2,304,700	1	\$74,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Convactor/Radiator	80%			2028	\$4,005,900	1	\$154,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%	Now	\$99,800	2024	\$997,700	2	\$2,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Reciprocating Compr/Chiller	10%	Now	\$45,200	2025	\$903,400	1	\$25,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : B Building Basement</i>								
Ext Pkg Unit - Heating/Cooling	20%	2-4	\$411,500	2025	\$2,057,700	2	\$5,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor And Roof</i>								
<i>Explanation : Constant Compressor Failure</i>								
Window/Wall Unit	60%			2025	\$1,391,900	1		
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2040	**	4	\$4,400	
No Component	90%							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	10%			2025	\$1,188,200	1	\$37,000
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$334,000
Exhaust Fans							
Interior	40%	Now	\$108,600	2025	\$1,086,400	2	\$5,900
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>							
<i>Location : Various Locations</i>							
Roof	60%			2030	\$712,900	2	\$11,000
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2040	**	1	
HW Heat Exchanger							
Steam Fired	100%			2030	\$2,961,100	4	\$59,200
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2025	\$122,600	4	\$19,000
Sewage Ejector(s)							
Electric	100%			2025	\$320,600	4	\$35,800
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : A And C Buildings - Six Passengers Units From Basement To Roof, Three Freight Units From Basement To 10th Floor</i>							
<i>Explanation : 9 Units</i>							
Fire Suppression							
Standpipe							
Generic	100%			2030	\$2,819,600	1-5	\$313,100
Sprinkler							
No Component	80%						
Generic	20%			2030	\$1,693,600	1-2	\$33,600

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Address : 591 KINGSTON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.260 / 4123 **Yr Built/Renovated** : 1992 / 2010
Area Sq Ft : 48,358 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$201,700	
Interior Architecture	\$177,900	\$76,600
Electrical		\$1,024,500
Mechanical	\$265,800	\$1,764,800
Site Pavements	\$101,700	\$2,033,300
Total	\$747,000	\$4,899,300
Importance Code A	\$201,700	
Importance Code B	\$443,700	\$2,789,400
Importance Code C	\$101,700	\$2,109,900
Total	\$747,000	\$4,899,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$30,200		\$2,200	
Interior Architecture	\$36,100	\$36,200		\$7,200
Electrical	\$8,400	\$5,500	\$4,700	\$5,000
Mechanical	\$12,100	\$10,200	\$9,500	\$3,800
Site Pavements	\$10,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$101,100	\$55,800	\$20,400	\$20,000
Importance Code A	\$30,200	\$100	\$2,200	
Importance Code B	\$58,200	\$55,700	\$18,200	\$20,000
Importance Code C	\$12,700			
Total	\$101,100	\$55,800	\$20,400	\$20,000



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	Now	\$201,700	LIFE	**	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade At Window Sills</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$4,500	
Parapets								
Metal Rail	100%	Now	\$1,000	2043	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner</i>								
Roof								
Single Ply Membrane	100%	Now	\$29,200	2035	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Near Southwest Corner</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$11,100	
Ceramic Tile	3%			2039	**	5	\$2,200	
Sheet Vinyl/Rubber	10%			2035	**	5	\$10,900	
Vinyl Tile	80%	Now	\$32,700	2035	**	3	\$21,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Corridors And 2nd Floor Open Offices</i>								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$4,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$9,300	
Gypsum Board	82%			LIFE	**	5	\$76,600	
Ceilings								
AcousTileSusp.Lay-In	85%			2035	**	5	\$61,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridors Throughout</i>								
Exposed Struc: Steel	5%	0-2	\$177,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
Gypsum Board	10%			LIFE	**	5	\$9,000	
Site Enclosure								
Fence/Gates								
Aluminum Picket	50%			2050	**			
Chain Link	50%			2050	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$10,400	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Asphalt	100%	0-2	\$101,700	2033	\$2,033,300			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes</i>								

Transformers

Dry Type	100%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere, 480/277 Volts</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$200	
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Raceway

Conduit	100%			2040	**	1		
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Panelboards

Molded Case Bkrs	100%			2038	**	5	\$1,300	
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Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

Locally Mounted	100%			2035	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$700	
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Stand-by Power

Transfer Switches

Automatic	100%			2035	**	1	\$14,900	
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Generators

Diesel	100%			2033	\$82,400	1	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Emergency Generator Rated At 53 Kilowatts</i>								

Batteries

Lead/Acid	100%			2024	\$2,500	5	\$1,800	
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2038	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 100 Gallon Capacity</i>							
Underground Storage	50%			LIFE	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 30,000 Gallon Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	98%			2030	\$826,800	10	\$43,500	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 98%</i>							
	<i>Location : Throughout The Building</i>							
Incandescent	2%			2030	\$14,500	2		
Egress Lighting								
Emergency, Service	50%			2030	\$15,200	1		
Exit, Service	50%			2030	\$10,700	1		
Exterior Lighting								
HID	50%			2030	\$115,400	10	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Perimeter</i>							
	<i>Explanation : Operated Via Timer</i>							
No Component	50%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2045	**	5	\$700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$27,800	1	\$5,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : Surveillance Cameras</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$38,300	1-3	\$9,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Stations And Horns</i>							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	\$29,800	5	\$2,900	
Distribution								
Hot Wtr Piping/Pump	4%	0-2	\$2,600	2038	**	4	\$100	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Faulty Controls In General And For Variable Air Volume Boxes Throughout.</i>								
Hot Wtr Piping/Pump	21%			2038	**	4	\$500	
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$1,800	
Steam Piping/Pump	2%	Now	\$4,800	2040	**			
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Control Valve In Manual Mode At Both Rooftop Units.</i>								
Steam Piping/Pump	23%			2040	**			
Terminal Devices								
Air Handler	75%			2030	\$697,900	1	\$22,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Fan Coil Unit/Heat	25%			2030	\$306,500	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%	2-4	\$265,800	2030	\$664,600	2	\$1,900	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 2 Units On Roof.</i>								
Split Unit	2%			2030	\$23,500			
No Component	18%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,000	
Exhaust Fans								
Roof	100%			2030	\$95,900	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Electric	100%			2028	\$24,200	4		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Backflow Preventer Generic	100%			2030	\$22,100	1	\$3,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Enclosure Near Sidewalk</i>					
		<i>Explanation : Reduced Pressure Zone Device Located Outside</i>					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1st To 2nd Floor</i>					
		<i>Explanation : One Unit</i>					
Fire Suppression							
Standpipe Generic	100%			2050	**	1-5	\$24,400

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Address : 594 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.280 / 4433 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 175,707 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327678

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,083,800	\$113,600
Interior Architecture	\$395,000	\$5,799,200
Electrical	\$240,200	\$3,500,900
Mechanical	\$1,998,200	\$7,493,300
Site Pavements		\$590,100
Total	\$3,717,200	\$17,497,100
Importance Code A	\$1,083,800	\$221,800
Importance Code B	\$2,436,300	\$12,581,300
Importance Code C	\$197,100	\$4,694,000
Total	\$3,717,200	\$17,497,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$46,000	\$19,400		
Interior Architecture	\$74,500		\$29,300	
Electrical	\$19,300	\$18,300	\$17,100	\$18,100
Mechanical	\$154,100	\$48,700	\$132,000	\$48,700
Site Enclosure	\$19,500			
Site Pavements	\$63,200			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$396,500	\$106,100	\$198,200	\$86,500
Importance Code A	\$46,000	\$19,800		
Importance Code B	\$279,900	\$86,400	\$188,600	\$86,500
Importance Code C	\$70,600		\$9,600	
Total	\$396,500	\$106,100	\$198,200	\$86,500



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%	Now	\$506,100	LIFE	**	5	\$113,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse And 5th Floor Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse And 5th Floor Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse And 5th Floor Throughout</i>								
Metal Panel	5%			2050	**	5-10	\$44,400	
Metal Coiling Doors	2%	Now	\$84,600	2043	**	5	\$4,000	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$8,400	
Window Wall	3%			2050	**	5	\$14,500	
Windows								
Aluminum	95%	Now	\$250,300	2046	**	5	\$25,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse And 5th Floor Throughout</i>								
Metal Louvers	5%			2039	**	10	\$16,900	
Parapets								
Masonry: Brick Cavity	95%	Now	\$45,300	LIFE	**	5	\$8,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Penthouse</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Roof								
IRMA/Protected Membrane	100%	Now	\$242,700	2035	**			
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 75%</i>								
<i>Location : Over 5th Floor Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 5th Floor</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Leak Areas, But Still Leaking</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 5th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Nurse Station 5a, Corridor Near Room 6, Restroom In Room 6, Storage Room 5a06</i>								
Soffits								
Metal Panel	5%	Now	\$700	2050	**	5	\$500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Loading Dock</i>								
Stucco Cement	95%			2043	**	5	\$11,700	
Interior								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$57,500	
Ceramic Tile	5%	Now	\$15,200	2033	\$758,100	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Toilets</i>								
Quarry Tile	10%	Now	\$197,800	2043	**	5	\$19,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Kitchen</i>								
Sheet Vinyl/Rubber	5%	Now	\$44,000	2030	\$879,700	5	\$9,900	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Occupational Therapy Room</i>								
Terrazzo	5%			LIFE	**	5	\$10,300	
Traffic Topping	5%	Now	\$12,800	2035	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Resident Toilets</i>								
Vinyl Tile	60%			2035	**	3	\$59,200	
Interior Walls								
Cast in Place Concrete	3%	Now	\$89,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Kitchen</i>								
Ceramic Tile	5%	Now	\$53,800	2039	**	5	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$22,900	
Fabric on Framing	10%			2031	\$3,954,800	5	\$19,100	
Folding Partition	2%	Now	\$54,200	2055	**	5	\$9,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Cafeteria</i>								
Gypsum Board	65%			LIFE	**	5	\$149,100	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$2,600	2043	**	5	\$3,800	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6</i>								
AcousTileSusp.Lay-In	60%			2043	**	5	\$90,300	
Exposed Struc: Concrete	10%			LIFE	**	5	\$2,400	
Gypsum Board	25%			LIFE	**	5	\$47,100	

Site Enclosure

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Picket	40%	Now	\$8,500	2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Chain Link	10%	Now	\$1,900	2040		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Lot Gates</i>								
Iron Picket	45%	Now	\$9,200	2050		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			2050		**		
Retaining Walls								
Cast in Place Concrete	100%			2065		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$12,200	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$21,500	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$29,500	2033	\$590,100			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040		**	5	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated 4,000 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040		**	5	\$800

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$400	
Molded Case Bkrs	90%			2038	**	5	\$4,200	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	5%	Now	\$1,400	2035	**	5		
	<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Overhead Door Not Working In Loading Dock</i>							
Motor Control Center	95%			2028	\$371,100	5	\$4,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$54,100	
Generators								
Diesel	100%			2033	\$111,100	1	\$68,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$6,500	
Fuel Storage								
Day Tank	50%			2038	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 100 Gallon Capacity</i>							
Underground Storage	50%			LIFE	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 2,500 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	93%			2030	\$2,542,100	10	\$149,900	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2030	\$54,700	10	\$3,200	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
LED	5%			2035	**			

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

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

Lighting

Egress Lighting

Emergency, Service	40%			2030	\$44,300	1	
Emergency, Battery	10%			2030	\$30,200	10	\$4,200
Exit, LED	10%			2045	**	1	
Exit, Service	40%			2030	\$31,000	1	

Exterior Lighting

HID	20%			2030	\$167,700	10	\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Operated Via Timer And Photocell

No Component

80%

Lightning Protection

Arresters/Cabling

Generic	100%			2045	**	5	\$800
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Alarm

Security System

No Component	70%						
Generic	30%	Now	\$101,200	2030	\$101,200	1	\$17,700

Cameras Damaged, Extent : Moderate, Area Affected : 100%

Location : Cameras Are Not Working Throughout

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

Location : Hallways

Explanation : Surveillance Cameras

Fire/Smoke Detection

No Component	70%						
Generic, Digital	30%	4+	\$139,000	2040	**	1-3	\$29,500

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Replacement Parts Not Available System Is Obsolete Throughout Building

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns

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

Heating

Energy Source

Plant Campus Steam / PRV	100%	0-2	\$5,000	2040	**	1	
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Controller Not Working, Extent : Moderate, Area Affected : 100%

Location : Malfunctioning Control Valves At Pressure Release Valve 1 And 2 Causing Relief Valves To Activate. Operating Manually In Steam Room.

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

Location : Basement Steam Room

Explanation : Steam Supplied From Power House

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	\$108,100	5	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : 3 Heat Exchangers For Radiators, Heating Coils And Kitchen.</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2046	**	4	\$4,300	
Central Plant Steam Piping/Pmp	50%	Now	\$50,500	2050	**	4	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Condensate Return Pump Is Undersized</i>								
Terminal Devices								
Air Handler	50%			2030	\$1,690,400	1	\$54,300	
Convactor/Radiator	40%			2035	**	1	\$22,700	
Fan Coil Unit/Heat	10%			2030	\$445,400	1	\$5,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%	2-4	\$1,098,900	2033	\$1,831,500	1	\$85,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Units Not Operating Effectively.</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room In Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room In Basement</i>								
<i>Explanation : 2 Units With Dirty Heads. Scale Build Up In Tubes.</i>								
Centrifugal, Elec Chiller	48%			2033	\$1,758,300	1	\$91,300	
Split Unit	2%			2030	\$85,300			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	4+	\$58,100	2040	**	4	\$8,700	
<i>Corroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Chilled Water Pump No 2 And Condenser Water Pump No 2 In Basement.</i>								
<i>Leak Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Chilled Water Pump No 2 And Condenser Water Pump No 2 In Basement.</i>								
Terminal Devices								
Air Handler/Cool/Ht	25%	0-2	\$522,900	2035	**	1	\$24,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Acu -2 In Basement.</i>								
<i>Explanation : Inadequate Cooling Due To High Cooling Water Temperatures From Chillers,</i>								
Air Handler/Cool/Ht	75%			2035	**	1	\$81,500	
Heat Rejection								
Water Cooling Tower	100%			2028	\$907,500	2	\$176,800	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	98%	0-2	\$154,700	LIFE	**	2-5	\$96,000	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Faulty Operation Of Variable Air Volume Boxes Throughout.</i>								
No Component	2%							
Exhaust Fans								
Interior	50%			2030	\$398,400	2	\$2,700	
Roof	50%			2030	\$174,300	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$46,100	2050	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Domestic Water Pump Station In Basement.</i>								
HW Heat Exchanger								
Steam Fired	100%	4+	\$17,400	2050	**	4	\$17,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control Valve Leaking At Kitchen Unit.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units For Domestic Use And 1 Unit For Kitchen.</i>								
Sanitary Piping								
Cast Iron	100%	4+	\$113,200	LIFE	**	1		
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$36,000	4	\$3,700	
Sewage Ejector(s)								
Electric	100%	Now	\$9,400	2030	\$94,100	4	\$7,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pipe Burst At Discharge Check Valve.</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$10,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 3 Units. Obsolete Equipment. Cooling Unit In Machine Room Faulty.</i>								
Hydraulic	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								

Fire Suppression

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2056	* *	1-5	\$88,600	
	Sprinkler							
	Generic	100%		2050	* *	1-2	\$49,200	
	Fire Pump							
	Generic	100%		2039	* *	1	\$32,800	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : LINCOLN HOSPITAL GARAGE
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.030 / 280 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 303,425 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$629,400
Interior Architecture	\$689,700	\$929,400
Electrical	\$52,600	\$5,935,500
Mechanical	\$39,700	
Total	\$781,900	\$7,494,200
Importance Code A		\$629,400
Importance Code B	\$781,900	\$6,864,800
Total	\$781,900	\$7,494,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$24,800			
Electrical	\$32,300	\$34,000	\$65,000	\$28,300
Mechanical	\$5,700	\$5,700	\$11,300	\$5,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$72,600	\$49,500	\$86,200	\$43,900
Importance Code A	\$24,800			
Importance Code B	\$47,900	\$49,500	\$86,200	\$43,900
Total	\$72,600	\$49,500	\$86,200	\$43,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	85%			LIFE	**	5	\$220,100	
Masonry: Brick Cavity	15%			LIFE	**	5	\$7,800	
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$409,300	
Masonry: Brick	10%			LIFE	**	5	\$4,400	
Roof								
Cast in Place Concrete	95%	Now	\$24,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	3%			2031	\$38,300	10	\$3,400	
Single Ply Membrane	2%			2031	\$47,800	10	\$2,300	
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$689,700	LIFE	**	5	\$867,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Potholes And Cracks Throughout</i>								
Interior Walls								
Cast in Place Concrete	95%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Ceilings								
Exposed Struc: Concrete	100%			LIFE	**	5	\$62,000	
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2031	\$54,300	1		
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$8,000	
Wiring								
Thermoplastic	100%			2031	\$111,700	1		
Lighting								
Interior Lighting								
HID	80%			2031	\$2,939,200	10	\$7,900	
LED	20%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$36,600	
Exit, Service	50%			2026	\$52,600	1		
Exterior Lighting								
HID	100%			2031	\$1,447,600	10	\$900	
Alarm								

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

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

Alarm

Security System

Generic

100%

2031

\$582,400

1

\$113,300

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

Fire/Smoke Detection

Generic, Digital

100%

2031

\$800,300

1-3

\$187,000

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

Plumbing

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st To 5th Floor**Explanation : 2 Units*

Fire Suppression

Standpipe

Generic

100%

2041

* *

1-5

\$153,000

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : LINCOLN HOSPITAL MAIN HOSPITAL
Address : 234 EAST 149TH STREET @PARK-MORRIS AVES.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 1,034,360 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,9
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$22,626,800	\$1,316,300
Interior Architecture	\$2,353,100	\$37,989,500
Electrical		\$12,239,600
Mechanical	\$16,524,200	\$16,604,900
Site Pavements	\$226,800	
Total	\$41,731,000	\$68,150,300
Importance Code A	\$22,626,800	\$2,579,500
Importance Code B	\$18,938,900	\$54,013,400
Importance Code C	\$165,300	\$11,557,400
Total	\$41,731,000	\$68,150,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$34,700			
Interior Architecture	\$147,400			\$2,993,200
Electrical	\$185,700	\$213,300	\$227,500	\$171,500
Mechanical	\$199,400	\$217,700	\$318,600	\$223,500
Site Enclosure	\$8,600			
Site Pavements	\$10,200			
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Total	\$766,500	\$611,400	\$726,500	\$3,568,600
Importance Code A	\$85,900	\$51,100	\$53,800	\$51,100
Importance Code B	\$636,300	\$560,200	\$672,700	\$3,517,500
Importance Code C	\$44,300			
Total	\$766,500	\$611,400	\$726,500	\$3,568,600



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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%	Now	\$6,843,200	LIFE	**	5	\$768,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	7%			2041	**	5	\$216,900	
Windows								
Aluminum	100%	Now	\$7,533,000	2056	**	5	\$77,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Glass Gasket Damaged Throughout</i>								
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$52,800	
Metal Rail	10%			2044	**	5-10	\$112,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$19,500	
Roof								
IRMA/Protected Membrane	60%	Now	\$2,558,600	2041	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor A Wing, 3rd Floor Roof At Generator</i>								
Modified Bitumen	25%			2036	**	10	\$110,200	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Annex And C Wing Roof Above 10th Floor</i>								
Plaza Roof: Stone Panels	3%	Now	\$34,700	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Entrance</i>								
Roll Roofing	5%	Now	\$87,700	2033	\$146,200	5	\$18,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Skylight, Metal/Glass	7%	Now	\$5,317,500	2061	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Glass Above A And C Wings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above A And C Wings</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$163,200	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2027	\$2,799,700	3	\$309,600	
Cast in Place Concrete	10%			LIFE	**	5	\$338,700	
Ceramic Tile	5%			2034	**	5	\$77,400	
Panel/Paver: Cer/Brk	10%			2039	**	5	\$348,300	
Sheet Vinyl/Rubber	5%			2036	**	5	\$116,100	
Vinyl Tile	57%	Now	\$498,500	2031	\$24,926,100	3	\$330,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	3%			2036	**	3	\$23,200	
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$203,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$81,500	
Fabric on Framing	5%			2029	\$10,530,900	5	\$50,900	
Gypsum Board	69%			LIFE	**	5	\$843,200	
Masonry: Brick	5%			LIFE	**			
Marble Panels	1%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Utility Elevator Banks</i>								
<i>Explanation : Corian Panels</i>								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$634,500	2036	**	5	\$241,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors</i>								
AcousTileSusp.Lay-In	40%			2036	**	5	\$617,000	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	10%	Now	\$55,200	LIFE	**	5	\$192,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair A And C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair A And C</i>								
Metal Panel	10%	0-2	\$522,400	LIFE	**	5	\$192,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen Area</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2041	**			
Iron Picket	60%			2051	**			
Free Standing Walls								
Cast in Place Concrete	100%	0-2	\$8,600	2051	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2051	**			
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$163,300	2036		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	10%			2036		**		
Pavers/Stone	90%			2034		**		
Parking/Driveway								
Asphalt	85%	Now	\$63,500	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$10,200	2036		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	5%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2031	\$1,263,200	5	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault A Electrical Room</i>								
<i>Explanation : Three 5,000 Ampere Main Disconnects</i>								
Transformers								
Dry Type	100%			2029	\$27,300	5	\$3,800	
Switchgear / Switchboard								
Fused Disc Sw	50%			2031	\$631,600	5	\$2,200	
Molded Case Bkrs	50%			2031	\$631,600	5	\$13,600	
Raceway								
Conduit	90%			2031	\$1,260,700	1		
Conduit	10%			2051	**	1		
Panelboards								
Fused Disc Sw	7%			2030	\$104,300	5	\$1,700	
Fused Disc Sw	3%			2047	**	5	\$700	
Molded Case Bkrs	70%			2030	\$1,042,800	5	\$19,100	
Molded Case Bkrs	20%			2047	**	5	\$5,400	
Wiring								
Thermoplastic	90%			2031	\$1,876,700	1		
Thermoplastic	10%			2051	**	1		
Motor Controllers								
Locally Mounted	10%			2029		5	\$700	
Motor Control Center	90%			2029	\$2,410,800	5	\$25,400	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$15,200	
Stand-by Power								
Transfer Switches								
Automatic	90%			2029	\$289,900	1	\$286,400	
Automatic	10%			2044	**	1	\$31,800	
Generators								
Diesel	70%			2027		1	\$280,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 1,000 Kilowatts</i>						
Diesel	30%			2040	**	1	\$120,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 2,000 Kilowatts</i>						
Batteries								
Lead/Acid	70%			2025	\$1,800	5	\$26,800	
Nickel Cadmium	30%			2026	\$800	5	\$69,200	
Fuel Storage								
Day Tank	50%			2030	\$13,100	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Underground Storage	50%			LIFE	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : Two 10,000 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	45%			2036	**	1		
Emergency, Battery	5%			2036	**	10	\$12,500	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	20%			2036	**	10	\$600	
LED	80%			2039	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2034	**	5	\$4,600	
Alarm								
Security System								
Generic	100%			2036	**	1	\$386,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

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
Alarm								
Fire/Smoke Detection Generic, Digital	100%			2031	\$2,728,000	1-3	\$637,400	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is Provided From Service Building</i>								
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2034	**	1	\$511,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 14 Units</i>								
Distribution Hot Wtr Piping/Pump	80%	2-4	\$185,000	2030	\$1,850,200	4	\$40,800	
<i>Corroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pump P-42. 3rd Floor Mechanical Space</i>								
Central Plant Steam Piping/Pmp	20%			2041	**	4	\$15,300	
Terminal Devices								
Air Handler	50%			2026	\$9,951,200	1	\$319,800	
Convactor/Radiator	20%			2029	\$1,729,700	1	\$66,800	
Induction Unit	30%			2034	**	1	\$100,200	
Air Conditioning								
Conversion Equipment Exterior Pkg Unit - Cooling	30%			2031	\$3,478,900	2	\$19,000	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof Throughout</i>								
<i>Explanation : Units Reported To Be Added As Stand-ins To Interior Units Deactivated Due To Failed Water Risers.</i>								
Split Unit	10%			2031	\$2,511,400			
No Component	60%							

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%	Now	\$136,800	2041	**	4	\$51,000
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled And Secondary Water Risers Reported To Be Inactive Due To Corrosion.</i>								
Terminal Devices	Air Handler/Cool/Ht	70%			2031	\$5,746,000	1	\$447,700
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roughly 30% Of Air Handlers Are Out Of Service Due To Corroded Chilled And Secondary Water Risers.</i>								
	Induction Unit	30%			2031	\$685,600	1	\$100,200
Ventilation	Distribution							
	Ductwork/Diffusers	100%	Now	\$929,000	LIFE	**	2-5	\$576,800
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Mechanical Equipment Room</i>								
Exhaust Fans	Interior	95%			2026	\$4,456,100	2	\$30,100
	Roof	5%	Now	\$2,100	2026	\$102,600	2	\$1,300
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : E F-94 And 95 On Roof</i>								
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2041	**	1	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%	Now	\$74,600	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Staircase A - 10th Floor</i>								
	Sump Pump(s)							
	Non-Submersible	100%			2031	\$211,700	4	\$21,800
	Sewage Ejector(s)							
	Electric	100%			2026	\$553,800	4	\$41,200
	Backflow Preventer							
	Not Accessible	100%						
	Fixtures							
	Generic	100%						
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two 12,000 Gallon House Tanks Malfunctioning. Lining In Poor Condition.</i>								
Vertical Transport								

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

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

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE			* *	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 16 Units</i>						
Escalators								
Over 20' Rise	100%			LIFE			* *	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2041			* * 1-5	\$521,500
Sprinkler								
No Component	10%							
Generic	90%			2041			* * 1-2	\$260,800
Chemical System								
No Component	99%							
Generic	1%			2026	\$800	1-3		\$700

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : LINCOLN HOSPITAL SERVICE BLDG
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.020 / 279 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 80,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$408,100	\$79,000
Interior Architecture	\$355,000	\$156,000
Electrical	\$111,100	\$1,888,300
Mechanical	\$4,477,600	\$2,888,800
Total	\$5,351,700	\$5,012,100
Importance Code A	\$408,100	\$212,000
Importance Code B	\$4,818,800	\$4,800,100
Importance Code C	\$124,900	
Total	\$5,351,700	\$5,012,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$61,300		\$33,600	
Interior Architecture	\$13,300		\$500	
Electrical	\$39,300	\$15,400	\$17,900	\$13,200
Mechanical	\$30,000	\$39,100	\$44,400	\$36,800
Total	\$143,900	\$54,600	\$96,300	\$49,900
Importance Code A	\$61,300		\$33,800	
Importance Code B	\$69,300	\$54,600	\$62,500	\$49,900
Importance Code C	\$13,300			
Total	\$143,900	\$54,600	\$96,300	\$49,900



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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	Now	\$140,800	LIFE	**	5	\$79,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Other Areas Throughout</i>								
Metal Coiling Doors	3%	0-2	\$5,300	2036	**	5	\$3,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Door Frame</i>								
Windows								
Aluminum	50%			2039	**	5	\$700	
Metal Louvers	50%			2034	**	10	\$4,200	
Parapets								
Masonry: Brick Cavity	85%	Now	\$267,300	LIFE	**	5	\$26,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Parapets</i>								
Metal Rail	10%			2036	**	5-10	\$55,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Roof								
IRMA/Protected Membrane	95%	Now	\$28,400	2041	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Replaced 2018</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Minor Leak At Main Roof</i>								
Roll Roofing	5%			2024		5	\$5,100	
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$124,100	LIFE	**	5	\$156,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Electrical Vault (B Side), Stair K, And Other Areas</i>								
Vinyl Tile	5%			2026		3	\$1,400	
Interior Walls								
Cast in Place Concrete	5%	Now	\$13,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sidewalk Access Doors, Electrical Vault (B Side) And Fire Pump Room</i>								
Concrete Masonry Unit	95%	Now	\$124,900	LIFE	**	5	\$26,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell K And 2nd Floor Mechanical Room</i>								
Ceilings								
Exposed Struc: Concrete	75%			LIFE	**	5	\$8,800	
Exposed Struc: Steel	25%			LIFE	**			

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	80%			2031	\$133,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault B Electrical Room</i>								
<i>Explanation : Four 5,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	20%			2031	\$5,200	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault B Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch For Fire Pump</i>								
Transformers								
Dry Type	100%			2029	\$27,300	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 15 Kilovolt-ampere, 480pri - 208/120 Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2031	\$116,300	5	\$200	
Molded Case Bkrs	30%			2031	\$49,900	5	\$600	
Raceway								
Conduit	90%			2031	\$106,700	1		
Conduit	10%			2051	**	1		
Panelboards								
Fused Disc Sw	3%			2047	**	5	\$100	
Fused Disc Sw	7%			2030	\$6,400	5	\$100	
Molded Case Bkrs	80%			2030	\$73,500	5	\$1,700	
Molded Case Bkrs	10%			2047	**	5	\$200	
Wiring								
Thermoplastic	90%			2031	\$160,000	1		
Thermoplastic	10%			2051	**	1		
Motor Controllers								
Locally Mounted	5%			2029	\$12,100	5		
Locally Mounted	5%			2044	**	5		
Motor Control Center	89%			2029	\$99,300	5	\$1,900	
Variable Frequency Drive	1%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	75%			2029	\$10,500	1	\$18,500	
Automatic	25%			2044	**	1	\$6,200	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	70%	Now	\$23,300	2027	\$77,800	1	\$19,500	
	<i>Engine Inoperable, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : B Plant Generator Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B Plant Generator Room</i>							
	<i>Explanation : Two 1,000 Kilowatts</i>							
Diesel	30%			2027	\$33,300	1	\$9,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 1,400 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$3,000	
Fuel Storage								
Day Tank	50%			2030	\$13,100	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 317 Gallon Capacity</i>							
Main Tank	50%			2034	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 10,000 Gallon Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	75%			2031	\$933,400	10	\$55,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2036	**	10	\$3,700	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Under Construction	20%							
Egress Lighting								
Emergency, Service	50%			2031	\$25,200	1		
Exit, Service	50%			2031	\$17,600	1		
Exterior Lighting								
HID	80%			2036	**	10	\$200	
LED	20%			2039	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2066	**	5	\$600	
Alarm								
Security System								
Generic	100%			2036	**	1	\$29,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance System</i>							

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Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2031

\$211,000

1-3

\$49,300

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

Heating

Energy Source

Electricity

50%

2041

* *

1

Interruptible Gas/Dual

50%

2041

* *

1

Fuel

Conversion Equipment

Heat Exchanger, Shell &

Tube

10%

Now

\$14,000

2046

* *

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Valves At Both Units Rusting And Leaking. Boiler Room**Damaged, Extent : Moderate, Area Affected : 10%**Location : Insulation Fraying On Both Units. Boiler Room**Not in Service, Extent : Severe, Area Affected : 50%**Location : 1 Unit, H X-14. Boiler Room.**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units For Service Building Hot Water Heating.*

Steam Boiler Central

Plant

90%

0-2

\$104,500

2036

* *

*Leak Evident, Extent : Moderate, Area Affected : 30%**Location : Deaerator And Surge Tanks.**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Plant Comprises 6 Electric High Pressure Boilers, 1 High Pressure Boiler**For Sterilization And 3 Low Pressure Boilers.*

Distribution

Hot Wtr Piping/Pump

20%

2039

* *

4

\$800

Central Plant Steam

80%

2031

\$1,840,100

4

\$3,200

Piping/Pmp

Terminal Devices

Fan Coil Unit/Heat

20%

2026

\$405,600

1

\$5,200

Unit Heater - Steam

20%

2026

\$93,000

4

\$1,500

No Component

60%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Air Conditioning**Explanation : See Air Conditioning*

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Absorption	20%			2026	\$449,700	1	\$17,300
	Chiller/Direct Fire							
	Centrifugal, Elec Chiller	80%			2027	\$1,334,200	1	\$69,300
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Refrigeration Plant</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Refrigeration Plant</i>								
<i>Explanation : 4 Units Service The Entire Hospital Complex</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$5,900
Terminal Devices								
	Air Handler/Cool/Ht	100%	Now	\$158,700	2026	\$1,587,200	1	\$44,500
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor Mechanical Rooms</i>								
Heat Rejection								
	Water Cooling Tower	100%			2035	**	2	\$80,500
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600
Exhaust Fans								
	Interior	95%			2026	\$344,600	2	\$2,300
	Roof	5%			2026	\$7,900	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2031	\$735,400	1	
	Galvanized Steel	30%			2029	\$313,300	1	
HW Heat Exchanger								
	Steam Fired	100%			2041	**	4	\$11,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : Provide Hot Water To Entire Hospital Complex</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2024	\$2,500	4	\$2,500
Sewage Ejector(s)								
	Electric	100%			2031	\$42,800	4	\$3,200
Fixtures								
	Generic	100%						
Fire Suppression								

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

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

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2041	* *	1-5	\$40,300
Fire Pump	Generic	100%			2034	* *	1	\$14,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Services The Entire Hospital Complex</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : METROPOLITAN HOSPITAL MAIN BUILDING
Address : 1901 FIRST AVENUE @E. 99 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.010 / 281 **Yr Built/Renovated** : 1955 / 2004
Area Sq Ft : 898,023 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 31-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,7,16
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$4,821,900	\$2,558,300
Interior Architecture	\$26,186,300	\$24,712,600
Electrical	\$5,749,600	\$5,540,400
Mechanical	\$2,572,000	\$40,265,700
Site Pavements	\$213,500	
Total	\$39,543,200	\$73,076,900
Importance Code A	\$4,821,900	\$2,947,100
Importance Code B	\$32,377,300	\$69,214,600
Importance Code C	\$2,344,100	\$915,200
Total	\$39,543,200	\$73,076,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$67,000	\$41,300		\$82,900
Interior Architecture	\$15,100	\$33,600	\$20,200	\$146,200
Electrical	\$106,600	\$149,000	\$174,300	\$177,900
Mechanical	\$412,600	\$298,500	\$499,300	\$283,900
Site Enclosure	\$43,500			
Site Pavements	\$38,400			
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$896,400	\$735,500	\$906,900	\$904,100
Importance Code A	\$151,500	\$125,800	\$84,500	\$169,400
Importance Code B	\$734,100	\$609,700	\$822,500	\$734,700
Importance Code C	\$10,800			
Total	\$896,400	\$735,500	\$906,900	\$904,100



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING

Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	86%			LIFE	**	5	\$708,400	
Masonry: Brick	2%	Now	\$138,700	LIFE	**	5	\$16,500	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Walkway To Patient Drop Off Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Walkway To Pediatric Entrance</i>								
<i>Explanation : Angles Supporting Concrete Walkway Are Severely Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.</i>								
Masonry: Granite	3%			LIFE	**	5	\$18,500	
Metal Panel	2%			2052	**	5-10	\$113,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$53,500	
Window Wall	3%			2052	**	5	\$92,700	
Wood Overhead Doors	2%			2030		5	\$82,400	
Windows								
Aluminum	70%			2048	**	5	\$243,100	
Aluminum	15%	Now	\$2,538,600	2057	**	5	\$26,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Basement At Areaways</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement At Areaways</i>								
Aluminum	10%	Now	\$1,692,400	2057	**	5	\$17,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Floors 4-9 Abutting Mental Health Building</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Floors 4-9 Abutting Mental Health Building</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Floors 4-9 Abutting Mental Health Building</i>								
Metal Louvers	5%			2041	**	10	\$108,500	
Parapets								
Masonry: Brick	68%			LIFE	**	5	\$28,100	
Metal Rail	20%	Now	\$56,800	2037	**	5	\$58,700	
<i>Loose/MISS Fasteners, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Building And 8th Floor Adjacent To Patient Drop Off</i>								
Metal: Cage/Fence	2%			2037	**	5-10	\$6,400	
Pre-Cast Concrete	10%	Now	\$17,200	LIFE	**	5	\$26,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Pipe Tunnel Roof At Grade Level</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Pipe Tunnel Roof At Grade Level</i>								

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$13,600	2032	\$135,700	5	\$9,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)</i>								
<i>Explanation : Expansion Joint Failure</i>								
Built-Up (BUR)	12%	Now	\$19,300	2032	\$385,700			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pipe Tunnel Roof Located At Grade</i>								
IRMA/Protected Membrane	5%			2040	* *	10	\$13,500	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Over New Born Pavilion On Fifth Floor</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Over New Born Pavilion On Fifth Floor</i>								
<i>Explanation : This Roof Is Finished With Precast Concrete Pavers</i>								
IRMA/Protected Membrane	10%	Now	\$260,700	2042	* *			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 1st Floor, 9th Floor And Boiler Building Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 1st Floor, 9th Floor And Boiler Building Roofs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 1st Floor, 9th Floor And Boiler Building Roofs</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Over 1st Floor, 9th Floor And Boiler Building Roofs</i>								
<i>Explanation : These Roofs Are Finished With Precast Concrete Pavers</i>								
Modified Bitumen	5%	Now	\$15,100	2037	* *			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Emergency Wing Roof</i>								
Modified Bitumen	50%			2037	* *	10	\$134,700	
Single Ply Membrane	5%			2032	\$282,100	10	\$13,500	
Skylight, Plastic	3%			2045	* *	1		

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Exposed Struc: Concrete	45%	0-2	\$1,900	LIFE	* *	5	\$100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Rooftop And Balcony Soffits</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Stair Bridge At Emergency Wing</i>								
Exposed Struc: Steel	8%			LIFE	* *	5	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Emergency Wing</i>								
<i>Explanation : Entry Canopies</i>								
Fiberglass Panel	2%			2035	* *	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Emergency Wing</i>								
<i>Explanation : Entry Canopies</i>								
Stucco Cement	45%			2037	* *	5	\$3,800	
Interior								
Floors								
Carpet	5%			2031	\$1,215,300	3	\$100,800	
Cast in Place Concrete	5%			LIFE	* *	5	\$147,000	
Ceramic Tile	3%			2041	* *	5	\$40,300	
Quarry Tile	3%			2037	* *	5	\$60,500	
Sheet Vinyl/Rubber	10%			2037	* *	5	\$201,600	
Terrazzo	5%			LIFE	* *	5	\$52,500	
Vinyl Tile	60%	2-4	\$455,600	2032	\$22,779,600	3	\$302,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical</i>								
Vinyl Tile 9" X 9"	9%			2027	\$21,830,200	3	\$60,500	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$102,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$82,300	
Gypsum Board	10%			LIFE	* *	5	\$123,400	
Granite Panels	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	40%			LIFE	* *	5	\$246,800	
SGFT/Glazed Masonry	22%	Now	\$2,079,200	LIFE	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Areas And Base Of Walls In Corridors And Kitchen</i>								
Wood	5%			LIFE	* *	5	\$411,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium And 4th Floor Wing</i>								

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$110,600	2037	**	5	\$33,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
AcousTileConcealSpLn	45%			2037	**	5	\$756,100	
AcousTileSusp.Lay-In	33%	Now	\$150,800	2045	**	5	\$221,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Storage Area At Outpatient Department Wing</i>								
Exposed Struc: Concrete	5%	Now	\$1,029,700	LIFE	**	5	\$10,500	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Metal Panel	7%			LIFE	**	5	\$117,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Basement Corridors</i>								
Plaster	5%			LIFE	**	5	\$42,000	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2042	**			
Iron Picket	15%	4+	\$3,700	2052	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corner Of 97th Street And 2nd Avenue</i>								
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$39,800	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 97th Street Adjacent To Emergency Wing</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$31,400	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Avenue Side</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 1st Avenue Side</i>								
On-Site Walkways								
Asphalt	10%			2035	**			
Cast in Place Concrete	90%	0-2	\$7,000	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Interior Courtyard</i>								
Parking/Driveway								
Asphalt	100%	Now	\$213,500	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Avenue Driveway, Courtyards</i>								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	25%			2032	\$265,900	5	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electric Service Room 1</i>								
<i>Explanation : One Main Service Circuit Breaker Rated At 4,000 Amperes</i>								
Fused Disc Sw	50%			2032	\$122,900	5	\$1,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes</i>								
Fused Disc Sw	25%			2042	**	5	\$1,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : One Main Service Disconnect Switch Rated At 5,000 Amperes</i>								
Transformers								
Dry Type	50%			2037	**	5	\$1,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 2- 112 Kilovolt-ampere, 480/277/208 Volts And 1- 150 Kilovolt-ampere, 480/277/208 Volts</i>								
Dry Type	25%			2037	**	5	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 150 Kilovolt-ampere, 480/277/120 Volts</i>								
Dry Type	25%			2045	**	5	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 225 Kilovolt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2032	\$106,400	5	\$500	
Molded Case Bkrs	90%			2032	\$957,400	5	\$21,300	
Raceway								
Busway	5%			2037	**	1		
Conduit	85%			2032	\$992,200	1		
Conduit	10%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$1,000	
Molded Case Bkrs	75%			2031	\$918,300	5	\$17,700	
Molded Case Bkrs	10%			2040	**	5	\$2,400	
Molded Case Bkrs	10%			2048	**	5	\$2,400	
Wiring								
Braided Cloth	65%	0-2	\$1,129,500	2057	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	5%			2037	**	1		
Thermoplastic	20%			2042	**	1		
Thermoplastic	10%			2052	**	1		

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2045	**	5	\$600	
Locally Mounted	10%			2030		5	\$600	
Variable Frequency Drive	80%			2049	**			
Ground								
Grounding Devices								
Generic	100%	4+	\$10,600	LIFE	**	5	\$13,200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Stand-by Power								
Transfer Switches								
Automatic	80%			2030	\$170,900	1	\$221,000	
Automatic	20%			2037	**	1	\$55,300	
Generators								
Diesel	50%			2028		1	\$173,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room 1</i>								
<i>Explanation : Waukesha Diesel Generator Rated At 600 Kilowatts</i>								
Diesel	50%			2028		1	\$173,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room 3</i>								
<i>Explanation : Mitsubishi Diesel Generator Rated At 750 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2026	\$2,500	5	\$33,300	
Fuel Storage								
Day Tank								
	25%			2048	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room 3</i>								
<i>Explanation : 30 Gallons Rated Capacity</i>								
Day Tank	25%			2048	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room 1</i>								
<i>Explanation : 50 Gallons Rated Capacity</i>								
Main Tank	50%			2072	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two Newly Installed Main Tanks Rated At 8,000 Gallons Each</i>								
Lighting								

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	20%			2037	**	10	\$164,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Offices</i>								
Fluorescent	2%			2027	\$279,400	10	\$16,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	63%			2037	**	10	\$518,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	14%			2037	**	10	\$115,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	1%			2037	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Egress Lighting								
Emergency, Service	50%			2032	\$282,800	1		
Exit, LED	40%			2047	**	1		
Exit, Service	10%			2032	\$39,600	1		
Exterior Lighting								
HID	27%			2027	\$1,156,800	10	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 46 HID Fixtures And 12 Light Poles Controlled By Photocells</i>								
LED	3%			2040	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Breezeway At Entrance</i>								
No Component	70%							
Alarm								
Security System Generic	100%			2032	\$1,723,700	1	\$335,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera System, Intrusion Alarm System And Infant Protection System</i>								
Fire/Smoke Detection Generic, Digital	100%	0-2	\$2,368,500	2040	**	1-3	\$503,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : System Under Repair During Survey. Strobe Lights, Alarm Bells, Manual Pull Stations, Horns And Smoke Detectors</i>								

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

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2058	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground By 99th Street And 1st Avenue</i>								
<i>Explanation : 2- Active No. 2 Oil Tanks 35,000 Gallon Each Installed In 2016. 2- Inactive 50,000 Gallon Tanks Are Abandoned In Place.</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2035	**	1	\$44,400	
Steam Boiler	90%			2049	**	1	\$800,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units. Installed In 2016.</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2040	**	4	\$59,800	
Central Plant Steam Piping/Pmp	10%	Now	\$51,600	2042	**	4	\$4,400	
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Condensate Return Piping From 16th Floor</i>								
<i>Recent Installation, Extent : N/A, Area Affected : 2%</i>								
<i>Location : 16th Floor. Partial Repair Of Condensate Return Piping.</i>								
Terminal Devices								
Air Handler	30%			2032	\$5,183,700	1	\$166,600	
Convactor/Radiator	70%			2037	**	1	\$203,000	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	75%			2028	\$14,041,000	1	\$728,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement. 2 Units.</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chillers Capacity Undersized For Building Load Requirements. Chillers Are Planned For Replacement.</i>								
Window/Wall Unit	25%			2027	\$869,600	1		
Distribution								
CW & CHW Wtr Pipe/Pump	75%			2042	**	4	\$33,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room, Mechanical Room 5m55</i>								
<i>Explanation : 5 Chilled Water Pumps Total.</i>								
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%			2032	\$13,362,300	1	\$416,500	
No Component	25%							

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

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

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING

Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	10%			2032	\$421,400	2	\$62,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : Dry Coolers</i>								
Water Cooling Tower	60%	Now	\$139,100	2030	\$2,782,800	2	\$433,800	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof. 1 Of 3 Cooling Towers.</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units.</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$806,500	LIFE	**	2-5	\$500,800	
<i>Unbalanced System, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations. Associated With Air Handling Units</i>								
Exhaust Fans								
Interior	80%			2032	\$3,257,900	2	\$22,000	
Roof	20%	Now	\$356,300	2042	**	2	\$4,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$133,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units - Instantaneous Type</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$231,300	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2040	**	4	\$28,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2019 Upgrade.</i>								
Sewage Ejector(s)								
Electric	100%			2040	**	4	\$53,600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement, Mechanical Room Bd16, Room Bb4. 2016-2018 Installation</i>								

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer Generic	100%	Now	\$20,500	2037	**	1	\$49,500	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement, Mechanical Room, Room C19</i>								
<i>Explanation : Leaking Rpz At Domestic Water Main Near Boiler Number 1 By 99th Street And 1st Avenue. Leaking Backflow Prevention Device At Domestic Water Main In Room C19.</i>								
<hr/>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 7 Units From Basement To 15th Floor; 2 Units From 6th To 16th Floor; 3 Units In Outpatient Department Room From Basement To 7th Floor</i>								
<i>Explanation : 12 Units Total.</i>								
<hr/>								
Fire Suppression								
Standpipe Generic	100%			2052	**	1-5	\$452,800	
<hr/>								
Sprinkler No Component Generic	70%							
	30%			2052	**	1-2	\$75,500	
<hr/>								
Fire Pump Generic	100%			2028	\$876,700	1	\$167,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Antiquated Fire Pump. Unit Planned For Replacement.</i>								
<hr/>								
Chemical System								
Wet	10%			2030	\$8,300	1-3	\$9,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Multiple Fire Suppression Systems Protecting Kitchen Hoods.</i>								
<hr/>								
No Component Generic	70%							
	20%			2030	\$16,700	1-3	\$16,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : METROPOLITAN HOSPITAL MENTAL HEALTH
Address : 1901 FIRST AVENUE @E. 99 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.030 / 750 **Yr Built/Renovated** : 1973 / 2004
Area Sq Ft : 208,050 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 31-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,11,14
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,045,300	\$548,300
Interior Architecture	\$5,726,500	\$3,362,600
Electrical	\$1,206,000	\$3,393,400
Mechanical	\$4,580,700	\$7,985,300
Total	\$13,558,500	\$15,289,700
Importance Code A	\$2,045,300	\$1,013,700
Importance Code B	\$11,513,300	\$14,213,200
Importance Code C		\$62,800
Total	\$13,558,500	\$15,289,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$3,200			\$44,300
Interior Architecture	\$83,400	\$28,000	\$7,800	\$50,600
Electrical	\$22,300	\$36,300	\$42,400	\$86,400
Mechanical	\$118,600	\$61,500	\$76,600	\$86,100
Site Pavements	\$15,500			
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$337,800	\$220,500	\$221,500	\$362,100
Importance Code A	\$11,400	\$8,200	\$8,200	\$53,100
Importance Code B	\$310,800	\$201,800	\$213,300	\$309,100
Importance Code C	\$15,500	\$10,500		
Total	\$337,800	\$220,500	\$221,500	\$362,100



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$242,000	
Granite Panels	5%			LIFE	**	5	\$10,700	
Marble Panels	5%			LIFE	**	5	\$10,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$46,300	
Windows								
Aluminum	100%	Now	\$1,920,400	2057	**	5	\$19,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Extended Far Beyond Useful Life</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$15,400	
Masonry: Limestone	10%	Now	\$60,000	LIFE	**	5	\$3,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Coping Joints</i>								
Metal Rail	25%			2045	**	5-10	\$106,900	
Roof								
Asphalt Macadam	10%	Now	\$3,200	2032	\$31,900	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Driveway Over Storage Area In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway Over Storage Area In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway Over Storage Area In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
IRMA/Protected Membrane	20%			2032	\$306,300	10	\$12,700	
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 5%</i>								
<i>Location : 9th Floor And 14th Floor Roofs</i>								
Modified Bitumen	70%			2037	**	10	\$44,300	
Soffits								
Exposed Struc: Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,100	
Ceramic Tile	5%			2041	**	5	\$15,600	
Quarry Tile	5%			2037	**	5	\$23,400	
Sheet Vinyl/Rubber	15%			2032	\$3,124,700	5	\$70,100	
Terrazzo	10%			LIFE	**	5	\$24,300	
Vinyl Tile	45%			2037	**	3	\$52,500	
Vinyl Tile 9" X 9"	10%			2027	\$5,619,500	3	\$15,600	

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$20,900	
Concrete Masonry Unit	2%			LIFE	**	5	\$3,300	
Gypsum Board	15%			LIFE	**	5	\$37,700	
Marble Panels	3%			LIFE	**			
Plaster	50%			LIFE	**	5	\$62,800	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	55%			2045	**	5	\$214,100	
AcousTileSusp.Lay-In	30%	4+	\$31,800	2045	**	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Corridor</i>								
Exposed Struc: Concrete	5%	Now	\$47,700	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Gypsum Board	5%			LIFE	**	5	\$19,500	
Metal Panel	5%			LIFE	**	5	\$19,500	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2042	**			
Iron Picket	20%			2052	**			
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	50%			2037	**			
Pavers/Stone	50%	Now	\$15,500	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Entry Area</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2037	**			

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH

Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2032	\$465,400	5	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 3</i>								
<i>Explanation : 2 Main Service Disconnect Switches Rated At 4,000 Amperes Each.</i>								
<hr/>								
Transformers								
Dry Type	70%			2037	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 3</i>								
<i>Explanation : 500 Kilovolt-ampere And 300 Kilovolt-ampere, 480/208 Volts</i>								
Dry Type	30%			2049	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 225 Kilovolt-ampere, 220/480 Volts</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$465,400	5	\$5,500	
<hr/>								
Raceway								
Conduit	10%			2052	**	1		
Conduit	20%			2042	**	1		
Conduit	70%			2032	\$326,900	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$200	
Molded Case Bkrs	80%			2031	\$391,800	5	\$4,400	
Molded Case Bkrs	5%			2040	**	5	\$300	
Molded Case Bkrs	10%			2048	**	5	\$500	
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$417,000	2057	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2042	**	1		
Thermoplastic	10%			2052	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2037	**	5	\$100	
Locally Mounted	5%			2045	**	5	\$100	
Locally Mounted	15%			2030	\$95,400	5	\$200	
Motor Control Center	70%			2030	\$625,000	5	\$4,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Eleventh Floor Mechanical Room</i>								
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,100	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<hr/>								
Stand-by Power								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH

Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	10%			2037	**	1	\$6,400	
Automatic	70%			2030	\$74,700	1	\$44,800	
Automatic	20%			2049	**	1	\$12,800	
Generators								
Diesel	100%			2028	\$111,100	1	\$80,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Caterpillar Generator Rated At 675 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2026	\$2,500	5	\$7,700	
Fuel Storage								
Day Tank								
	50%			2040	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 56 Gallons Rated Capacity</i>								
Main Tank								
	50%			2072	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Newly Installed Main Tank With 8,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	2%			2027	\$64,700	10	\$3,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent								
	80%			2037	**	10	\$152,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent								
	10%			2037	**	10	\$19,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent								
	6%			2032	\$194,200	10	\$11,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID								
	1%			2032	\$25,200	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Metal Halide High Bay Fixtures</i>								
Incandescent								
	1%			2027	\$35,800	2		
Egress Lighting								
Emergency, Service	50%			2032	\$65,500	1		
Exit, LED	40%			2060	**	1		
Exit, Service	10%			2027	\$9,200	1		

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	18%			2032	\$178,700	10	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 16 HID Light Fixtures Controlled By Photocells</i>							
LED	12%			2040	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 11 LED Light Fixtures Controlled By Photocells</i>							
No Component	70%							
Alarm								
Security System								
Generic	100%			2032	\$399,300	1	\$77,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways, Lobby, Outside</i>							
	<i>Explanation : CCTV Surveillance Camera System</i>							
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$548,700	2042	**	1-3	\$116,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : System Under Repair. Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	80%			2035	**	1	\$82,300	
Pres. Reducing Valve/LP Steam	20%			2028	\$25,600	5	\$2,500	
Distribution								
Hot Wtr Piping/Pump	80%			2040	**	4	\$12,300	
	<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : 11th Floor Mechanical Room. Defective Pneumatic Hot Water Control Valve.</i>							
Central Plant Steam Piping/Pmp	20%	0-2	\$23,900	2042	**	4	\$2,100	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mechanical Room, Throughout</i>							

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH**

Asset # : 750

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%			2027	\$400,300	1	\$12,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 11th Floor Mechanical Room</i>								
Convactor/Radiator	80%			2037	**	1	\$53,800	
Fan Coil Unit/Heat	10%	Now	\$52,700	2032	\$527,400	1	\$6,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations. No Proper Condensate Drainage Causing Leakage And Corrosion.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	95%			2028	\$6,557,200	1	\$213,900	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : 11th Floor Mechanical Room. 2 Units.</i>								
Split Unit	5%			2040	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$6,900	2042	**	4	\$10,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 11th Floor Mechanical Room. Defective Pneumatic Chilled Water Control Valve.</i>								
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : 11th Floor Mechanical Room. 3 Chilled Water Pumps And 2 Condenser Water Pumps, Associated With Absorption Chiller, Are Abandoned In Place.</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled Water Supplied From Main Hospital Building.</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$4,127,600	1	\$128,700	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : 11th Floor Mechanical Room</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,000	
Exhaust Fans								
Interior	90%			2032	\$849,100	2	\$5,700	
Roof	10%			2032	\$41,300	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH

Asset # : 750

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%			2032	\$42,600	4	\$6,600
	Backflow Preventer							
	Generic	100%			2037	* *	1	\$12,700
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 3 Units From 1st To 14th Floor; 2 Units From Basement To 13th Floor; 1 Unit From Basement To 12th Floor</i>				
				<i>Explanation : 6 Units</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2052	* *	1-5	\$104,900
	Sprinkler							
	No Component	60%						
	Generic	40%	Now	\$23,500	2052	* *	1-2	\$20,200
				<i>Other Observation, Extent : Severe, Area Affected : 40%</i>				
				<i>Location : 15th Floor</i>				
				<i>Explanation : One Pressurized Storage Tank Is Corroded</i>				
	Chemical System							
	No Component	80%						
	Generic	20%			2030	\$16,700	1-3	\$16,200
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Fire Extinguishers</i>				

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : MORRISANIA D AND T CENTER ANNEX
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 24,627 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$720,400	\$283,700
Interior Architecture		\$1,064,600
Electrical		\$150,500
Mechanical		\$932,000
Total	\$720,400	\$2,430,800
Importance Code A	\$720,400	\$283,700
Importance Code B		\$2,147,100
Total	\$720,400	\$2,430,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$2,100			\$2,500
Interior Architecture		\$1,700	\$4,700	\$21,000
Electrical	\$700	\$900	\$1,000	\$69,600
Mechanical	\$43,300	\$3,700	\$5,300	\$6,500
Total	\$46,100	\$6,300	\$11,100	\$99,600
Importance Code A	\$2,100			\$2,500
Importance Code B	\$44,000	\$6,300	\$11,100	\$97,100
Importance Code C				
Total	\$46,100	\$6,300	\$11,100	\$99,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$384,900	LIFE	**	5	\$45,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area, Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Rusted Relieving Angles</i>								
Windows								
Aluminum	100%	Now	\$80,600	2040	**	5	\$4,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%	Now	\$84,700	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%			2052	**	5	\$5,100	
Metal: Cage/Fence	10%	Now	\$2,100	2045	**	5	\$2,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$170,200	2032		\$283,700		1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Third Floor Roof.</i>								
Soffits								
Stucco Cement	100%			2037	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,700	
Quarry Tile	5%			2045	**	5	\$3,300	
Vinyl Tile	85%			2032		\$1,064,600	3	\$14,100
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
Gypsum Board	90%			LIFE	**	5	\$39,000	
Ceilings								
AcousTileSusp.Lay-In	100%			2037	**	5	\$42,100	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2032	\$42,200	1		
Panelboards								
Molded Case Bkrs	100%			2031	\$40,800	5	\$600	
Wiring								
Thermoplastic	100%			2032	\$59,600	1		
Motor Controllers								
Locally Mounted	100%			2030	\$90,900	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$22,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
Fluorescent	5%			2027	\$5,000	10	\$100	
HID	35%			2027	\$41,100	10		
No Component	60%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$14,200	1	\$2,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$4,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Of Adjacent Building</i>								
<i>Explanation : Hot Water Pumps Located In Adjacent Building Basement - Only Piping In This Building</i>								
Terminal Devices								
Air Handler	70%	0-2	\$16,600	2032	\$331,700	1	\$9,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bottom Of The Unit, 3rd Floor Mechanical Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Bottom Of The Unit, 3rd Floor Mechanical Room</i>								
Convactor/Radiator	30%			2037	**	1	\$2,400	
Air Conditioning								

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2048	**	1	
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$1,800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Chilled Water Pumps Are Located In Adjacent Building - Only Chilled Water Piping Is In This Building</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	\$488,600	1	\$15,200
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$22,100	LIFE	**	2-5	\$13,700
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 5%</i> <i>Location : 3rd Floor Mechanical Room. Defective Outside Air Intake Louvers For Air Handling Unit-3</i> <i>Loose, Extent : Severe, Area Affected : 2%</i> <i>Location : 3rd Floor Mechanical Room. Ductwork And Insulation Loose Spilling Air To Room.</i>								
Exhaust Fans								
	Interior	100%			2032	\$111,700	2	\$800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2052	**	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2024	\$800	4	\$800
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2052	**	1-5	\$12,400

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : MORRISANIA D AND T CENTER MAIN BLDG.
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 71,711 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,606,100	\$459,700
Interior Architecture	\$341,300	\$2,373,000
Electrical	\$165,100	\$762,300
Mechanical	\$266,700	\$2,849,200
Total	\$4,379,200	\$6,444,100
Importance Code A	\$3,606,100	\$459,700
Importance Code B	\$624,300	\$5,984,500
Importance Code C	\$148,800	
Total	\$4,379,200	\$6,444,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$27,000			\$26,700
Interior Architecture	\$85,800	\$21,200	\$4,100	\$36,200
Electrical	\$11,200	\$8,300	\$8,300	\$8,600
Mechanical	\$137,400	\$27,600	\$50,300	\$35,600
Site Enclosure	\$21,300			
Site Pavements	\$18,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$308,900	\$64,900	\$70,600	\$114,900
Importance Code A	\$34,100	\$7,100	\$7,100	\$33,900
Importance Code B	\$242,500	\$57,800	\$61,100	\$81,000
Importance Code C	\$32,200		\$2,400	
Total	\$308,900	\$64,900	\$70,600	\$114,900



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

**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	97%	Now	\$1,935,000	LIFE	* *	5	\$459,700	
	<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : At Perimeter Joint Between Building And Sidewalks</i>							
Window Wall	3%			2042	* *	5	\$53,300	
Windows								
Aluminum	100%	Now	\$923,900	2057	* *	5	\$9,500	
	<i>Hardware Missing, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	90%	Now	\$23,700	LIFE	* *	5	\$3,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	10%	Now	\$3,400	2042	* *	5	\$800	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Roof								
Modified Bitumen	100%	Now	\$747,300	2042	* *			
	<i>Blisters, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$29,400	LIFE	* *	5	\$37,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Ceramic Tile	3%			2041	* *	5	\$3,400	
Quarry Tile	25%	Now	\$106,100	2037	* *	5	\$21,200	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Entrance</i>							
Vinyl Tile	57%	Now	\$36,300	2032	\$1,816,200	3	\$24,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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

**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$148,800	LIFE		* *		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Mechanical Room In Basement</i>								
Ceramic Tile	5%			2041	* *	5	\$4,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,800	
Gypsum Board	73%	Now	\$20,000	LIFE	* *	5	\$41,900	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Brick	2%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	30%			2030	\$556,800	5	\$42,300	
AcousTileSusp.Lay-In	50%			2037	* *	5	\$56,400	
Exposed Struc: Concrete	10%	Now	\$86,400	LIFE	* *	5	\$1,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room Adjacent To Generator And Other Areas In Mechanical Room</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room Adjacent To Generator</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Adjacent To Generator</i>								
<i>Explanation : Cracking Concrete Beam</i>								
Gypsum Board	5%			LIFE	* *	5	\$7,100	
Plaster	5%			LIFE	* *	5	\$3,500	
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	\$2,100	2042		* *		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Of Property</i>								
Iron Picket	10%	Now	\$200	2052		* *		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gerrard Avenue</i>								
Retaining Walls								
Cast in Place Concrete	90%	Now	\$7,500	2052		* *		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								
Concrete Masonry Unit	10%	Now	\$11,400	2062		* *		
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Stairs To River Avenue</i>								
Site Pavements								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$8,400	2037		**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Adjacent To Parking Lot And Other Areas Throughout

On-Site Walkways

Cast in Place Concrete	100%			2037		**		
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Parking/Driveway

Asphalt	100%	Now	\$9,900	2035		**		
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Cracking/Crumbling, Extent : Severe, Area Affected : 40%
Location : Parking Lot
Other Observation, Extent : N/A, Area Affected : 10%
Location : Upper Driveway
Explanation : Some Areas Have Been Repaved

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

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2032	\$23,300	5	\$300	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Four Main Disconnect Switches

Fused Disc Sw	10%			2032	\$2,600	5		
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : 400 Ampere Service Switch For Fire Pump

Transformers

Dry Type	100%			2030	\$27,300	5	\$300	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$166,200	5	\$1,900	
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Raceway

Conduit	90%			2042	**	1		
Conduit	10%			2052	**	1		

Panelboards

Fused Disc Sw	10%			2031	\$9,200	5	\$200	
Molded Case Bkrs	90%			2031	\$82,600	5	\$1,700	

Wiring

Thermoplastic	90%			2032	\$160,000	1		
Thermoplastic	10%			2052	**	1		

Motor Controllers

Locally Mounted	100%			2030	\$242,400	5	\$500	
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Ground

Grounding Devices

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

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

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

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	\$14,000	1	\$22,100	
Generators								
Diesel	100%			2028	\$111,100	1	\$27,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One 30 Kilowatt Capacity</i>						
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$2,700	
Fuel Storage								
Day Tank	100%			2031	\$26,200	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : By Generator</i>						
		<i>Explanation : One 50 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$59,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2037	**	10	\$3,300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	5%			2037	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	30%			2027	\$102,600	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$41,300	1	\$8,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%			2037	**	1-3	\$17,700	

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	Now	\$3,400	2052	**	1		
			<i>Controller Not Working, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement. Fuel Oil Pumps Over Pressuring Oil Lines. Defective Digital Petrometer.</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Tanks Of 15,000 Gallons Each</i>					
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$71,000	
			<i>Recent Installation, Extent : N/A, Area Affected : 2%</i>					
			<i>Location : Boiler Room. Chemical Treatment System For Steam Boiler Upgraded 2021.</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Steam Boiler Units And 2 Heat Exchangers To Convert Steam To Hot Water.</i>					
Distribution								
Hot Wtr Piping/Pump	95%			2040	**	4	\$5,000	
Steam Piping/Pump	5%	Now	\$600	2052	**			
			<i>Broken, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Basement. Defective Check Valve Of The Steam Condensate Return Pump System</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Basement. Leaking Pneumatic Control Valve For Ahu-1</i>					
Terminal Devices								
Air Handler	70%			2032	\$965,900	1	\$31,000	
Convactor/Radiator	30%			2030	\$179,900	1	\$7,000	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2035	**	1	\$73,700	
			<i>Other Observation, Extent : N/A, Area Affected : 95%</i>					
			<i>Location : Basement Mechanical Room</i>					
			<i>Explanation : R-11. Two Water Cooled Chillers Also Feed Air Handlers On 3rd Floor</i>					
Reciprocating Compr/Chiller	5%	Now	\$32,500	2042	**	1	\$1,500	
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Communication Room</i>					
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	\$2,300	2042	**	4	\$3,400	
			<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Roof. Leaking Pipes At Water Cooling Towers.</i>					
No Component	5%							

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	95%	Now	\$135,200	2032	\$1,351,600	1	\$37,900	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout. Defective Variable Air Volume Boxes.</i>								
Fan Coil - 2 Pipe	5%	Now	\$67,100	2042	**	1	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Telecommunications Room</i>								
<i>Explanation : Malfunctioning Unit</i>								
Heat Rejection								
Dry Cooler	5%	Now	\$16,800	2042	**	2	\$2,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Water Cooling Tower	95%			2030	\$351,800	2	\$68,600	
<i>Other Observation, Extent : N/A, Area Affected : 95%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$64,400	LIFE	**	2-5	\$40,000	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement. Outside Air Intake Dampers Inoperable For Air Handling Unit-1 And Air Handling Unit-2</i>								
Exhaust Fans								
Interior	90%	2-4	\$5,900	2037	**	2	\$1,600	
<i>Noisy/Vibrating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement. Noisy Gas Meter Room Exhaust Fan.</i>								
Roof	10%	Now	\$14,200	2042	**	2	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
HW Heat Exchanger								
Steam Fired	100%			2042	**	4	\$7,100	
Sanitary Piping								
Cast Iron	100%	Now	\$18,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : House Trap In Basement X Ray Section</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$5,200	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof Drain Over Union Office</i>								
Sump Pump(s)								
Non-Submersible	100%			2032	\$14,700	4	\$2,300	
Backflow Preventer								
Generic	100%			2037	**	1	\$4,400	

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 2 Elevators. Both Are On Extended Life</i>						
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$36,200	
Sprinkler								
No Component	75%							
Generic	25%			2042	**	1-2	\$5,000	
Fire Pump								
Generic	100%			2035	**	1	\$13,400	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : NORTH CENTRAL BRONX HOSPITAL
Address : 3424 KOSSUTH AVE AND 210 ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002
Area Sq Ft : 655,542 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-May-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,11,13,17,18
Block : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$6,677,800	\$890,300
Interior Architecture	\$3,101,700	\$921,600
Electrical	\$222,400	\$15,769,600
Mechanical	\$7,491,500	\$20,177,100
Total	\$17,493,400	\$37,758,700
Importance Code A	\$7,158,000	\$2,715,000
Importance Code B	\$10,232,600	\$34,987,600
Importance Code C	\$102,800	\$56,100
Total	\$17,493,400	\$37,758,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$155,200		\$33,400	
Interior Architecture	\$65,900		\$16,100	\$59,200
Electrical	\$135,300	\$106,800	\$116,500	\$126,200
Mechanical	\$167,900	\$220,900	\$368,100	\$243,600
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
Total	\$725,700	\$529,000	\$735,500	\$630,300
Importance Code A	\$195,200	\$50,700	\$84,100	\$50,700
Importance Code B	\$464,600	\$478,300	\$651,300	\$575,900
Importance Code C	\$65,900			\$3,700
Total	\$725,700	\$529,000	\$735,500	\$630,300



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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	57%			LIFE	**	5	\$456,900	
Metal Panel	2%	Now	\$108,700	2043	**	5	\$15,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Overhead Doors</i>								
Metal Coiling Doors	3%			2038	**	5	\$37,600	
Pre-Cast Concrete	35%	Now	\$650,200	LIFE	**	5	\$455,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	3%	Now	\$112,000	2053	**	5	\$22,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lobby And Various Other Locations</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
Windows								
Aluminum	95%	Now	\$4,676,300	2058	**	5	\$48,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Metal Louvers	5%			2042	**	10	\$31,600	
Parapets								
Cast in Place Concrete	5%	Now	\$12,200	LIFE	**	5	\$13,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Enclosing Cooling Tower</i>								
Masonry: Brick Cavity	60%	0-2	\$32,900	LIFE	**	5	\$16,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast And Northwest Corners</i>								
Metal Panel	5%			2053	**	5	\$5,200	
Metal Rail	10%			2046	**	5-10	\$48,200	
Pre-Cast Concrete	20%			LIFE	**	5	\$67,100	

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete Modified Bitumen	15%			LIFE	**	10	\$36,100	
	50%	Now	\$40,400	2038	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 18th Floor From Water Tower</i>								
Panel/Paver: Cer/Brk	35%	Now	\$696,200	2063	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over Second Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Terrace Over Second Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Terrace Over Second Floor</i>								
Soffits								
Pre-Cast Concrete	95%			LIFE	**	5	\$412,000	
Stucco Cement	5%			2046	**	5	\$8,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$352,800	
Ceramic Tile	5%	2-4	\$116,200	2042	**	5	\$20,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Panel/Paver: Cer/Brk	10%			2049	**	5	\$181,400	
Quarry Tile	20%	Now	\$606,700	2046	**	5	\$121,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 17th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 17th Floor</i>								
Vinyl Tile	55%	Now	\$1,252,800	2038	**	3	\$166,300	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$18,600	
Ceramic Tile	5%			2042	**	5	\$7,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,900	
Glass: Single Pane	2%			LIFE	**	5	\$4,500	
Gypsum Board	63%			LIFE	**	5-10	\$158,900	
Masonry: Brick	5%			LIFE	**	10	\$2,200	
Plaster	10%	Now	\$36,900	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs At Window Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs At Window Locations</i>								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	45%	4+	\$297,700	2038	**	5	\$226,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	11%	Now	\$75,200	2046	**	5	\$44,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	4%			2046	**	5	\$32,200	
Exposed Struc: Concrete	15%			LIFE	**	5-10	\$150,800	
Metal Panel	11%			LIFE	**	5	\$221,100	
Metal Panel	14%			LIFE	**	5	\$281,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Free Standing Walls								
Cast in Place Concrete	100%			2068	**			
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	30%			2046	**			
Pavers/Stone	70%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2046	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	\$864,300	5	\$3,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Main Disconnect Switches Rated At 4,000 Amperes Each</i>								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	20%			2031	\$5,500	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Kilovolt Amperes, Three 150 Kilovolt Amperes, Two 75 Kilovolt Amperes, Two 45 Kilovolt Amperes, 480 Volts Primary, 277 / 120 Volts Secondary</i>								
Dry Type	80%			2031	\$21,900	5	\$1,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Closets From 1st To 17th Floors</i>								
<i>Explanation : 90 Transformers Of 75 And 45 Kilovolt Amperes 480 Volts Primary , 277/120 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2033	\$648,200	5	\$2,100	
Fused Disc Sw	5%			2053	**	5	\$100	
Molded Case Bkrs	20%			2033	\$172,900	5	\$3,500	
Raceway								
Busway	10%			2031	\$93,400	1		
Conduit	80%			2033	\$747,100	1		
Conduit	10%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2032	\$98,000	5	\$1,500	
Molded Case Bkrs	15%			2049	**	5	\$2,600	
Molded Case Bkrs	75%			2032	\$734,600	5	\$12,900	
Wiring								
Busway	10%			2031	\$139,000	1		
Thermoplastic	80%			2033	\$1,112,100	1		
Thermoplastic	10%			2053	**	1		
Motor Controllers								
Locally Mounted	10%			2031		5	\$400	
Motor Control Center	20%			2046	**	5	\$3,600	
Motor Control Center	65%			2031	\$1,160,800	5	\$11,600	
Variable Frequency Drive	5%			2046	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	80%			2031	\$85,400	1	\$161,400	
Automatic	20%			2046	**	1	\$40,300	
Generators								
Diesel	100%			2029	\$1,710,900	1	\$253,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two Emergency Generators Rated At 750 Kilowatts Each.</i>								
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$24,300	

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	30%			2032	\$7,900	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Two 105 Gallons Rated Capacity</i>							
Main Tank	70%			2036	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement 3</i>							
	<i>Explanation : 20,000 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	45%			2028	\$3,771,800	10	\$222,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	30%			2038	**	10	\$148,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2033	\$419,100	10	\$24,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
LED	20%			2041	**			
Egress Lighting								
Emergency, Service	10%			2033	\$33,900	1		
Emergency, Service	50%			2028	\$169,700	1		
Exit, LED	10%			2061	**	1		
Exit, Service	20%			2028	\$47,500	1		
Exit, Service	10%			2038	**	1		
Exterior Lighting								
HID	20%			2028	\$625,500	10	\$400	
LED	10%			2038	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$1,500	
Alarm								
Security System								
Generic	100%			2033	\$1,258,300	1	\$244,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Hallways, Cafeteria, Outside Perimeter</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

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

Alarm

Fire/Smoke Detection
Generic, Analog

100% 2033 \$1,728,900 1-3 \$416,200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2043 * * 1

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

Location : Vault

Explanation : Three 20,000 Gallon Tanks For No.2 Fuel Oil

Conversion Equipment

Heat Exchanger, Plate &
Frame

10% 2036 * * 1 \$26,600

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

Location : Mechanical Equipment Room

Explanation : Heat Exchanger Serves Reheat System And Radiation

Steam Boiler

50% 2046 * * 1 \$266,800

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

Location : Boiler Room

Explanation : 4 Out Of 5 Boilers Are Newer Units

Steam Boiler

20% 2031 \$960,300 1 \$106,700

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

Location : Boiler Room

Explanation : Boiler No.2 Is Beyond Its Useful Life Cycle And Defective.

Steam Boiler

20% 0-2 \$480,200 2038 * * 1 \$96,000

Broken, Extent : Moderate, Area Affected : 100%

Location : No. 4 Boiler Is Not Working

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2041	* *	4	\$11,900	
Central Plant Steam Piping/Pmp	70%	0-2	\$542,200	2043	* *	4	\$18,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Defective And Corroded Control Valve</i> <i>Damaged, Extent : Moderate, Area Affected : 20%</i> <i>Location : Secondary Water System And Reheat. Shut Off Valve Of Reheat System Defective</i> <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i> <i>Location : Deteriorating Insulation</i> <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Condensate Return Pipe Throughout</i> <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : 5th Floor. Pressure Reducing Defective. Damaged Control Of Bypass Shut Off Valve</i>								
Terminal Devices								
Air Handler	50%	0-2	\$518,400	2028	\$5,183,500	1	\$149,900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Air Handler Pans</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Level B2, 5th And 18th Floors</i> <i>Explanation : Air Handler Doors Leaking Air</i>								
Air Handler	10%			2041	* *	1	\$33,300	
Convactor/Radiator	30%			2038	* *	1	\$52,200	
Fan Coil Unit/Heat	10%	0-2	\$136,600	2033	\$1,365,900	1	\$15,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Reheat System</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	80%	0-2	\$898,600	2042	**	1	\$419,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : No. 2 Chiller Not Working</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 4 Of 5 Chillers Are Newer Units</i>								
Centrifugal, Elec Chiller	20%			2029	\$2,246,500	1	\$116,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 1 Of 5 Chillers Is An Older Unit</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2043	**	4	\$21,200	
CW & CHW Wtr Pipe/Pump	20%			2053	**	4	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Pumps Replaced In 1999</i>								
Terminal Devices								
Air Handler/Cool/Ht	65%	0-2	\$1,389,600	2028	\$6,948,100	1	\$194,900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Handler Doors Leaking Air. 23 Out Of 27 Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
Air Handler/Cool/Ht	15%			2038	**	1	\$50,000	
Air Handler/Cool/Ht	20%			2041	**	1	\$66,600	
<i>Recent Installation, Extent : N/A, Area Affected : 20%</i>								
<i>Location : 18th Floor</i>								
Heat Rejection								
Water Cooling Tower	100%	0-2	\$2,782,600	2038	**	2	\$433,800	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof. Supply And Return Piping Corroded</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof. Severe Leakages</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Ventilation								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$475,700	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	98%			2028	\$2,394,400	2	\$16,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room, 5th Floor, B3 And 18th Floor</i>								
<i>Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Roof	2%			2028	\$21,400	2	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$353,800	2043	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Pump Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pumps, Pipes In The Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2043	**	4	\$53,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Two 5,000 Gallon Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$134,200	4	\$20,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s)								
Electric	100%			2028	\$350,900	4	\$39,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Backflow Preventer								
Generic	100%			2038	**	1	\$33,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire And Domestic</i>								
Fixtures								
Generic	100%							

Vertical Transport

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	65%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement To 17th Floor</i>								
<i>Explanation : 12 Units</i>								
Geared Traction	25%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Two Freight Elevators Are Not Working</i>								
Geared Traction	10%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : 1 Passenger Elevator In Unreliable Condition According To Building Staff</i>								
Fire Suppression								
Standpipe								
Generic	100%			2043	**	1-5	\$271,700	
Sprinkler								
No Component	40%							
Generic	60%	0-2	\$228,500	2043	**	1-2	\$78,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Leaking Sprinkler Piping</i>								
Fire Pump								
Generic	50%			2029	\$263,000	1	\$50,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire Pumps Are Beyond Their Useful Life Cycle</i>								
Generic	50%			2042	**	1	\$50,300	
Chemical System								
Generic	33%			2026	\$27,500	1-3	\$26,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chemical System Is Beyond Its Useful Life Cycle</i>								
Generic	67%			2032	\$55,900	1-3	\$49,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 17th Floor</i>								
<i>Explanation : No Access For Proper Inspection</i>								

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.330 / 13433 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 5,662 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 170 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$485,000
Interior Architecture		\$167,700
Electrical		\$91,500
Mechanical	\$106,300	
Total	\$106,300	\$744,100
Importance Code A		\$485,000
Importance Code B	\$106,300	\$259,100
Total	\$106,300	\$744,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$39,400			\$3,200
Interior Architecture		\$44,600	\$800	
Electrical				\$5,300
Mechanical	\$800	\$600	\$2,800	\$28,000
Site Pavements	\$40,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$84,600	\$49,200	\$7,600	\$40,500
Importance Code A	\$39,700	\$300	\$300	\$13,300
Importance Code B	\$4,500	\$48,900	\$7,100	\$27,200
Importance Code C	\$40,400		\$200	
Total	\$84,600	\$49,200	\$7,600	\$40,500



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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$12,400	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
Masonry: Brick Cavity	40%			LIFE	**	5	\$7,400	
Metal, Corrugated	10%			2052	**	1		
Metal Panel	20%	0-2	\$5,500	2052	**	5	\$6,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>								
<i>Location : Rooftop Mechanical Enclosure</i>								
Metal Sect. OHD	5%			2037	**	5	\$2,900	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,000	
Weathering Steel	5%	Now	\$9,200	LIFE	**	1		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Scuppers Of Covered Walkway Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel</i>								
Window Wall	5%			2052	**	5	\$3,500	
Windows								
Aluminum	100%			2048	**	5	\$700	
Parapets								
Pre-Cast Concrete	85%			LIFE	**	5	\$2,000	
No Component	15%							
Roof								
Single Ply Membrane	100%	Now	\$9,700	2032	\$485,000			
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roofs And Overhangs At Covered Walkway</i>								
Soffits								
Metal Panel	100%	Now	\$2,700	2052	**	5	\$8,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Perimeter Of Covered Walkway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Perimeter Of Covered Walkway</i>								
Interior								
Floors								
Carpet	25%			2025	\$41,900	3	\$3,200	
Cast in Place Concrete	30%			LIFE	**	5	\$5,600	
Ceramic Tile	5%			2041	**	5	\$400	
Vinyl Tile	40%			2032	\$104,700	3	\$1,300	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$400	
Gypsum Board	95%			LIFE	**	5	\$4,400	

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2030	\$63,000	5	\$3,400	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$5,300	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2052	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2045	**			
Pavers/Stone	50%			2041	**			
Parking/Driveway								
Asphalt	100%	Now	\$40,400	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$200	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5		
Lighting								
Interior Lighting								
Fluorescent								
	95%			2032	\$91,500	10	\$4,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
Incandescent								
	5%			2027	\$5,300	2		
Egress Lighting								
Emergency, Service								
Exit, LED	50%			2032	\$1,900	1		
	50%			2047	**	1		
Exterior Lighting								
LED	15%			2032	\$5,100			
No Component	85%							

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Furnace	50%			2027	\$9,800	1	\$1,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof, EMS And Fire Department Garages</i>							
	<i>Explanation : 2 Rooftop Package Units With Gas Heat And 5 Gas Fired Space Heaters</i>							
Hot Water Boiler	50%			2037	**	1	\$1,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Rooms</i>							
	<i>Explanation : 2 Gas Fired Hot Water Boilers</i>							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$300	2040	**	4	\$300	
	<i>Insul. Deteriorating, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2027	\$106,300	2	\$300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Rooftop Package Units</i>							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$7,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,200	
Exhaust Fans								
Roof	100%			2027	\$12,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater With Tanks								
Electric	20%			2027	\$5,300	4		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Serves Garage</i>							
Gas Fired	80%			2030	\$15,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer Generic	100%			2037	**	1	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : FDNY Mechanical Room</i>								
<i>Explanation : FDNY Access</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : EMS Side Of The Facility; 1st To 2nd Floor</i>								
<i>Explanation : The Unit Is Functional But Not Used</i>								
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2052	**	1-2	\$400	

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : QUEENS HOSPITAL MAIN BLDG.
Address : 82-70 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.170 / 13440 **Yr Built/Renovated** : 2001 / 2012
Area Sq Ft : 342,964 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 21-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 6858 **Lot** : 1 **BIN** : 4442433

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$650,600	\$1,480,400
Interior Architecture	\$684,900	\$848,800
Electrical		\$5,486,300
Mechanical	\$518,400	\$15,002,000
Site Pavements	\$75,800	
Total	\$1,929,700	\$22,817,500
Importance Code A	\$650,600	\$1,480,400
Importance Code B	\$977,500	\$20,863,700
Importance Code C	\$301,600	\$473,500
Total	\$1,929,700	\$22,817,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$27,000		\$10,900	\$21,000
Interior Architecture	\$72,500	\$37,500		\$44,900
Electrical	\$67,000	\$55,900	\$98,100	\$66,700
Mechanical	\$128,100	\$179,200	\$130,100	\$181,200
Site Pavements	\$13,300			
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Total	\$361,900	\$326,700	\$293,100	\$367,900
Importance Code A	\$29,100		\$11,600	\$21,000
Importance Code B	\$319,600	\$302,000	\$281,500	\$346,900
Importance Code C	\$13,300	\$24,700		
Total	\$361,900	\$326,700	\$293,100	\$367,900



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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	30%			LIFE	**	5	\$609,300	
Metal/Glass Curt Wall	30%			LIFE	**	5	\$146,200	
Metal Panel	30%			2051	**	5-10	\$536,200	
Metal Coiling Doors	5%			2044	**	5	\$40,600	
Granite Panels	5%			LIFE	**	5	\$9,700	
Windows								
Aluminum	95%			2047	**	5	\$42,000	
Metal Louvers	5%			2040	**	10	\$13,800	
Parapets								
Metal Panel	30%			2051	**	5	\$21,700	
Metal Rail	10%	4+	\$3,200	2036	**	5	\$13,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Structural Steel Components</i>								
Metal Rail	25%			2044	**	5-10	\$84,400	
Pre-Cast Concrete	35%			LIFE	**	5	\$41,200	
Roof								
Cast in Place Concrete	15%			LIFE	**			
IRMA/Protected Membrane	35%	Now	\$70,900	2036	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : A And B Wing</i>								
Modified Bitumen	30%	2-4	\$168,500	2036	**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Wing B</i>								
Single Ply Membrane	5%	Now	\$3,500	2036	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor - Department Of Emergency Administration Suite</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Emergency Facility</i>								
<i>Explanation : New Addition</i>								
Sloped Glazing	15%	Now	\$213,700	LIFE	**	5	\$335,000	
<i>Recent Construction, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Throughout Atrium</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Active Water Leaks Throughout Atrium</i>								
Soffits								
Stucco Cement	100%			2044	**	5		
Interior								

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$89,300	LIFE	**	5	\$112,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2040	**	5	\$25,700	
Quarry Tile	5%			2044	**	5	\$38,500	
Terrazzo	10%			LIFE	**	5	\$40,100	
Vinyl Tile	70%	2-4	\$203,000	2036	**	3	\$134,700	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Elevator Lobbies</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2040	**	5	\$49,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$19,700	
Glass: Single Pane	5%			LIFE	**	5	\$37,000	
Gypsum Board	80%	0-2	\$225,800	LIFE	**	5	\$473,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Ceilings								
AcousTileSusp.Lay-In	65%			2036	**	5	\$333,700	
AcousTileSusp.Lay-In	10%			2044	**	5	\$51,300	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%	Now	\$27,500	LIFE	**	5	\$96,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Bulkhead</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	5%			2066	**			
Iron Picket	5%			2066	**			
No Component	90%							
Retaining Walls								
Cast in Place Concrete	20%			2066	**			
No Component	80%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$13,300	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$75,800	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2051	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 4,000 Ampere And One 3,000 Ampere Main Disconnect Switches</i>								
Transformers Dry Type	100%			2044	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical / Electrical Spaces</i>								
<i>Explanation : Various Sizes Throughout</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2051	**	5	\$1,500	
Raceway Conduit	100%			2051	**	1		
Panelboards Fused Disc Sw	20%			2047	**	5	\$1,600	
Molded Case Bkrs	80%			2047	**	5	\$7,200	
Wiring Thermoplastic	100%			2051	**	1		
Motor Controllers Locally Mounted	15%			2044	**	5	\$300	
Motor Control Center	65%			2044	**	5	\$6,100	
Variable Frequency Drive	20%			2044	**			
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$5,000	
Stand-by Power								
Transfer Switches Automatic	100%			2044	**	1	\$105,500	
Generators Diesel	50%			2040	**	1	\$66,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : One 1,500 Kilowatts</i>								
Diesel	50%			2040	**	1	\$66,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : One 1,500 Kilowatts</i>								
Batteries Nickel Cadmium	100%			2026	\$2,500	5	\$76,400	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage Day Tank	50%			2047	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : One 275 Gallon</i>								
Main Tank	50%			2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Underground</i>								
<i>Explanation : One 10,000 Gallon</i>								
Lighting								
Interior Lighting Fluorescent	85%			2031	\$4,535,100	10	\$267,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2031	\$533,500	10	\$31,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2036	**			
Egress Lighting								
Emergency, Service	55%			2031	\$118,800	1		
Emergency, Battery	5%			2031	\$29,400	10	\$4,100	
Exit, LED	35%			2046	**	1		
Exit, Service	5%			2031	\$7,600	1		
Exterior Lighting								
LED	100%			2036	**			
Lightning Protection								
Arresters/Cabling Generic	100%			2059	**	5	\$1,800	
Alarm								
Security System Generic	100%			2036	**	1	\$128,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$217,700	

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	80%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Heat Exchanger Converting To Hot Water For Heating Devices</i>								
Pres. Reducing Valve/LP Steam	20%			2034	**	5	\$4,100	
Distribution								
Hot Wtr Piping/Pump	80%	0-2	\$30,700	2039	**	4	\$13,500	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hot Water Pump Seals In Basement</i>								
Steam Piping/Pump	20%			2041	**			
Terminal Devices								
Air Handler	70%			2031	\$4,619,300	1	\$148,500	
Convactor/Radiator	30%			2044	**	1	\$33,200	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2034	**	1	\$334,000	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement</i>								
<i>Explanation : R123 Refrigerant</i>								
Reciprocating Compr/Chiller	10%			2031	\$517,300	1	\$15,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$25,400	
Terminal Devices								
Air Handler/Dir Expansion	2%			2026	\$134,500	1		
Air Handler/Cool/Ht	98%			2031	\$6,668,200	1	\$207,800	
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	\$101,500	2	\$23,900	
Water Cooling Tower	90%			2029	\$1,594,100	2	\$310,600	
Ventilation								

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$191,200
Exhaust Fans								
	Interior	50%			2031	\$777,600	2	\$5,300
	Roof	50%			2031	\$340,200	2	\$5,300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2051	**	1	
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$339,100	2041	**	4	\$33,900
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2031	\$70,200	4	\$7,200
Sewage Ejector(s)								
	Electric	100%			2031	\$183,600	4	\$13,600
Backflow Preventer								
	Generic	100%			2036	**	1	\$21,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Units From Basement To 5th Floor, 1 Unit From Basement To Penthouse</i>								
<i>Explanation : 8 Units</i>								
Escalators								
	Over 20' Rise	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Levels</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2041	**	1-5	\$172,900
Sprinkler								
	Generic	100%			2041	**	1-2	\$96,100
Fire Pump								
	Generic	100%			2034	**	1	\$64,000
Chemical System								
	No Component	98%						
	Generic	2%			2026	\$1,700	1-3	\$1,500

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 / 2012
Area Sq Ft : 12,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$752,600	
Interior Architecture	\$64,800	\$149,500
Electrical	\$67,500	
Mechanical		\$216,400
Total	\$885,000	\$365,900
Importance Code A	\$752,600	
Importance Code B	\$132,300	\$365,900
Total	\$885,000	\$365,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$106,600		\$5,600	
Interior Architecture	\$63,000			\$800
Electrical	\$18,300	\$1,900	\$14,400	\$2,000
Mechanical	\$12,200	\$1,200	\$20,200	\$1,600
Site Pavements	\$42,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$246,700	\$7,100	\$44,200	\$8,400
Importance Code A	\$106,600		\$5,600	
Importance Code B	\$106,100	\$7,100	\$38,600	\$8,400
Importance Code C	\$34,100			
Total	\$246,700	\$7,100	\$44,200	\$8,400



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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$15,600	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock</i>								
Copper/Terne	2%			2036	**	10	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : Not Applicable</i>								
Masonry: Brick	85%	Now	\$406,000	LIFE	**	5	\$24,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$22,800	LIFE	**	5	\$1,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	3%	Now	\$20,600	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Painted Surface</i>								
Slate Panels	2%	Now	\$27,000	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	5%			2039	**	5	\$300	
Steel	90%	Now	\$219,000	2056	**	5	\$29,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$6,500	2056	**	5	\$1,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Clearstory</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Clearstory</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Clearstory</i>								

Note : 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 MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$76,200	LIFE	**	5	\$5,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Limestone	10%	Now	\$8,300	LIFE	**	5	\$800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	50%	Now	\$5,100	2026	\$51,400			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Within Paint And Electrical Shops, 2nd Floor</i>								
Modified Bitumen	50%			2036	**	10	\$4,300	
Soffits								
Metal Panel	10%	Now	\$500	2061	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entry And Loading Docks</i>								
No Component	90%							
Interior								
Floors								
Cast in Place Concrete	65%	0-2	\$23,900	LIFE	**	5	\$30,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	0-2	\$1,200	2034	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilet Room 2nd Floor</i>								
Vinyl Tile	25%	Now	\$3,000	2031	\$149,500	3	\$2,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Storage Area</i>								
Vinyl Tile 9" X 9"	5%	Now	\$9,600	2041	**	3	\$400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2nd Floor Shops</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$1,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Gypsum Board	20%			LIFE	**	5	\$4,000	
Masonry: Brick	50%			LIFE	**			
Plaster	20%	Now	\$8,200	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Area On Second Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Area On Second Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	30%	2-4	\$64,800	2051	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Shops</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Shops</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Shops</i>								
Exposed Struc: Concrete	60%			LIFE	**	5	\$2,000	
Exposed Struc: Concrete	10%	Now	\$16,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical And Paint Shops - 2nd Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	**			
No Component	50%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	50%	Now	\$17,800	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Of Property</i>								
No Component	50%							
On-Site Walkways								
Cast in Place Concrete	15%			2036	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Concrete Loading Dock Platform</i>								
No Component	85%							
Parking/Driveway								
Asphalt	90%	2-4	\$25,000	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Driveway - Parking Area</i>								
Cast in Place Concrete	10%			2044	**			

Note : 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 MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2041	**	5		
Molded Case Bkrs	50%			2041	**	5	\$200	
Raceway								
Conduit	80%			2031	\$13,200	1		
Conduit	20%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2039	**	5		
Molded Case Bkrs	55%			2030	\$22,400	5	\$200	
Molded Case Bkrs	40%			2039	**	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$12,200	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2041	**	1		
Thermoplastic	20%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2029	\$12,100	5		
Motor Control Center	70%			2036	**	5	\$200	
Motor Control Center	10%			2036	**	5		
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	\$6,700	1	\$3,900	
Generators								
Diesel	100%			2027	\$67,500	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 375 Kilovolt-ampere To Supply The Main Building</i>								
Batteries								
Nickel Cadmium	100%			2024	\$2,500	5	\$2,900	
Fuel Storage								
Day Tank	100%			2030	\$26,200	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 330 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	5%			2039	**			
Egress Lighting								
Emergency, Service	55%			2031	\$4,900	1		
Emergency, Battery	5%			2031	\$1,200	10	\$200	
Exit, Service	40%			2031	\$2,500	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
LED	100%			2039	**			
Alarm								
Security System								
No Component	20%							
Generic	80%			2039	**	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Cameras</i>								
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2036	**	1-3	\$6,500	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2031	\$115,800			
Terminal Devices								
Convactor/Radiator	85%			2029	\$100,600	1	\$3,900	
Unit Heater - Steam	15%			2026	\$12,300	4	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$11,000	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,400	
No Component	70%							
Exhaust Fans								
Roof	10%			2026	\$2,800	2		
Wall Unit	30%			2026	\$1,900	2	\$100	
No Component	60%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2036	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	\$2,600	4	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement, 1, 2</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2051		**	1-5	\$7,400
Sprinkler								
Generic	100%			2051		**	1-2	\$4,000

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : QUEENS HOSPITAL MODULAR 1
Address : 82-20 164TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.190 / 14830 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 5,368 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 21-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6858 **Lot** : 1 **BIN** : 4538167

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$15,200			
Interior Architecture	\$1,300			\$900
Electrical	\$600	\$500	\$500	\$600
Mechanical	\$500	\$500	\$2,200	\$600
Total	\$17,600	\$1,000	\$2,700	\$2,100
Importance Code A	\$15,200			
Importance Code B	\$2,400	\$1,000	\$2,700	\$2,100
Importance Code C				
Total	\$17,600	\$1,000	\$2,700	\$2,100



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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MODULAR 1
Asset # : 14830

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Brick Veneer On A Modular Building Construction</i>								
<hr/>								
Windows								
Aluminum	100%			2053	**	5	\$2,600	
<hr/>								
Parapets								
Masonry: Brick	100%			LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Brick Veneer Exterior And Roof Membrane Interior - On A Modular Building Construction</i>								
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$15,200	2039	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room M122 And Wall Adjacent To Roof Ladder</i>								
<hr/>								
Interior								
Floors								
Ceramic Tile	10%			2044	**	5	\$800	
Vinyl Tile	90%			2039	**	3	\$3,600	
<hr/>								
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$12,600	
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2048	**	5	\$7,700	
<hr/>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	20%			2044	**			
No Component	80%							
<hr/>								
Parking/Driveway								
Asphalt	20%			2040	**			
No Component	80%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2057	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2053	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	100%			2057	**	1		
<hr/>								
Lighting								

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MODULAR 1
Asset # : 14830

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2039	**	10	\$4,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting Emergency, Battery	50%			2039	**	10	\$600	
Exit, Battery	50%			2039	**	10	\$200	
Exterior Lighting LED	100%			2039	**			
Alarm								
Security System Generic	100%			2039	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2039	**	1-3	\$3,400	
Mechanical								
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%			2047	**	4	\$300	
Terminal Devices Fan Coil Unit/Heat	100%			2036	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor Ceiling</i>								
<i>Explanation : Variable Air Volume Boxes W/ Hot Water Coil</i>								
Air Conditioning								
Energy Source Electricity	100%			2053	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	98%			2036	**	2	\$300	
Split Unit	2%			2036	**			
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$7,000	
Ventilation								
Exhaust Fans Roof	100%			2036	**	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2051	**	1		
Water Heater With Tanks Electric	100%			2029	\$24,200	4		

Note : 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 MODULAR 1
Asset # : 14830

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2057	**	1-2	\$1,500
	Fire Pump							
	Generic	100%			2044	**	1	\$1,000

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : QUEENS HOSPITAL NURSES SCHOOL - N
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.060 / 991 **Yr Built/Renovated** : 1956 / 2003
Area Sq Ft : 137,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,8,Ph
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$4,212,400	\$756,800
Interior Architecture	\$931,700	\$5,912,500
Electrical	\$878,100	\$3,054,400
Mechanical	\$513,500	\$1,511,400
Total	\$6,535,600	\$11,235,000
Importance Code A	\$4,212,400	\$956,200
Importance Code B	\$1,526,100	\$7,840,200
Importance Code C	\$797,100	\$2,438,600
Total	\$6,535,600	\$11,235,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$17,500		\$500	\$700
Interior Architecture	\$72,400	\$5,100		\$218,200
Electrical	\$27,800	\$20,500	\$56,200	\$21,300
Mechanical	\$46,500	\$25,900	\$56,700	\$18,200
Site Enclosure	\$1,000			
Site Pavements	\$19,000			
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$206,000	\$73,200	\$135,000	\$280,300
Importance Code A	\$21,600		\$800	\$700
Importance Code B	\$166,600	\$73,200	\$134,200	\$268,900
Importance Code C	\$17,800			\$10,600
Total	\$206,000	\$73,200	\$135,000	\$280,300



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$1,763,400	LIFE	**	5	\$209,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$617,000	LIFE	**	5	\$19,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Elevation</i>								
Slate Panels	3%			LIFE	**	5	\$5,700	
Window Wall	5%	0-2	\$396,500	2061	**	5	\$23,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$1,284,900	2056	**	5	\$13,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Aluminum	5%			2047	**	5	\$1,500	
Steel	5%	Now	\$67,500	2056	**	5	\$9,200	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Platforms</i>								
<i>Explanation : Fixed Windows</i>								
Parapets								
Masonry: Brick	90%	Now	\$17,500	LIFE	**	5	\$2,700	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$400	
Roof								
Modified Bitumen	100%			2031		10	\$49,000	
Soffits								
Cast in Place Concrete	90%	Now	\$83,100	LIFE	**	5	\$34,400	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Uppper Level Soffits</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$700	
Stucco Cement	5%			2036	**	5	\$1,000	
Interior								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2027	\$184,900	3	\$20,400	
Cast in Place Concrete	5%	0-2	\$17,800	LIFE	**	5	\$22,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room Basement</i>								
Ceramic Tile	5%			2040	**	5	\$10,200	
Raised Access Floor	1%			2034	**	5	\$7,700	
Terrazzo	15%			LIFE	**	5	\$24,000	
Vinyl Tile	59%	0-2	\$68,100	2031	\$3,407,400	3	\$45,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Documents Storage</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Documents Storage</i>								
Vinyl Tile	10%			2039	**	3	\$10,200	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$23,600	
Ceramic Tile	3%			2027	\$797,100	5	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Decommissioned Pool</i>								
Fabric on Framing	3%			2032	\$2,198,200	5	\$7,100	
Gypsum Board	29%			LIFE	**	5	\$82,200	
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$63,800	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$94,500	
Ceilings								
AcousTileSusp.Lay-In	65%			2036	**	5	\$132,900	
Exposed Struc: Concrete	5%	0-2	\$31,300	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms And Document Storage Room</i>								
Plaster	30%			LIFE	**	5	\$38,300	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2051	**			
Iron Picket	95%			2051	**			
Free Standing Walls								
Concrete Masonry Unit	10%	Now	\$1,000	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
No Component	90%							
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	75%	Now	\$14,000	2036		**		
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

No Component	25%							
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On-Site Walkways

Cast in Place Concrete	70%	Now	\$5,000	2036		**		
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : South Facade

No Component	30%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Air Circuit Breaker	40%			2031	\$133,000	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room

Explanation : Two 1,600 Ampere Main Disconnect Switches

Air Circuit Breaker	20%			2031	\$66,500	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch

Fused Disc Sw	20%			2031	\$10,500	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room

Explanation : One 1,600 Ampere Main Disconnect Switch

Fused Disc Sw	20%			2031	\$10,500	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch For Emergency

Transformers

Dry Type	100%			2029	\$27,300	5	\$500	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room

Explanation : One 300 Kilovolt-ampere 480hv-208/120lv

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$299,200	5	\$3,600	
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Raceway

Conduit	90%			2031	\$265,800	1		
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Conduit	10%			2041	**	1		
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2030	\$30,600	5	\$300	
Molded Case Bkrs	60%			2030	\$183,700	5	\$2,200	
Molded Case Bkrs	30%			2039	**	5	\$1,100	
Wiring								
Braided Cloth	20%	2-4	\$81,700	2056	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2041	**	1		
Thermoplastic	30%			2051	**	1		
Motor Controllers								
Locally Mounted	80%			2029	\$148,400	5	\$700	
Locally Mounted	20%			2036	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	40%			2044	**	1	\$16,900	
Automatic	60%			2029	\$16,400	1	\$25,300	
Generators								
Diesel	50%			2027	\$70,900	1	\$26,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 188 Kilovolt-ampere Kohler</i>								
Diesel	50%			2027	\$70,900	1	\$26,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 313 Kilovolt-ampere Kohler</i>								
Batteries								
Lead/Acid	50%			2024	\$1,300	5	\$2,500	
Lead/Acid	50%			2024	\$1,300	5	\$2,500	
Fuel Storage								
Day Tank	100%			2030	\$26,200	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 330 Gallon Tanks</i>								
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	78%			2031	\$1,631,100	10	\$98,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2036	**	10	\$25,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2031	\$41,800	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Service	55%			2031	\$47,500	1		
Exit, Service	30%			2031	\$18,100	1		
Exit, Service	15%			2026	\$9,100	1		
Exterior Lighting								
HID	100%			2026	\$654,600	10	\$400	
Lightning Protection								
Arresters/Cabling Generic	100%			2034	**	5	\$500	
Alarm								
Security System								
No Component	30%							
Generic	70%			2031	\$184,300	1	\$35,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Cameras</i>								
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2036	**	1-3	\$69,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$8,100	
Distribution								
Steam Piping/Pump	100%			2041	**			
Terminal Devices								
Air Handler	15%			2031	\$396,000	1	\$12,700	
Convactor/Radiator	85%			2036	**	1	\$37,700	
Air Conditioning								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	85%			2039	**	1		
No Component	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2026	\$76,900	2	\$400	
Split Unit	5%			2031	\$166,600			
Window/Wall Unit	70%			2024	\$372,000	1		
No Component	20%							
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2041	**	4	\$2,500	
No Component	75%							
Terminal Devices								
Air Handler/Dir Expansion	5%	0-2	\$64,600	2041	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Computer Room</i>								
<i>Explanation : Refrigerant Leaking In Computer Room Air Conditioning Units</i>								
Air Handler/Cool/Ht	15%			2031	\$326,600	1	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outdoor Ground Floor</i>								
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2026	\$16,200	2	\$4,800	
Dry Cooler	10%			2036	**	2	\$9,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Outdoor Gound Floor</i>								
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	\$24,600	LIFE	**	2-5	\$15,300	
<i>Corroded, Extent : Severe, Area Affected : 4%</i>								
<i>Location : 2nd Floor Roof</i>								
No Component	80%							
Exhaust Fans								
Interior	100%			2031	\$622,200	2	\$4,200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2041	**	1		
Galvanized Steel	50%			2036	**	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
HW Heat Exchanger Steam Fired	100%		2041	**	4	\$20,300	
Sanitary Piping Cast Iron	100%		LIFE	**	1		
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Backflow Preventer Generic	100%		2036	**	1	\$8,400	
Fixtures Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement To 8th Floor</i>					
		<i>Explanation : 2 Units</i>					
Fire Suppression							
Standpipe Generic	100%		2041	**	1-5	\$69,200	
Sprinkler Generic	100%		2041	**	1-2	\$38,400	
Fire Pump Generic	100%		2040	**	1	\$25,600	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : QUEENS HOSPITAL PAVILION
Address : 82-50 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.180 / 14112 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 140,038 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 21-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors Gnd,2,4,6
Block : 6858 **Lot** : 1 **BIN** : 4859742

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$927,400
Interior Architecture	\$127,300	\$217,800
Electrical	\$122,000	
Mechanical	\$138,500	\$82,400
Total	\$387,800	\$1,227,600
Importance Code A		\$927,400
Importance Code B	\$387,800	\$216,000
Importance Code C		\$84,100
Total	\$387,800	\$1,227,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$48,300		\$25,000	
Interior Architecture		\$10,900		\$13,100
Electrical	\$20,600	\$17,400	\$20,100	\$21,800
Mechanical	\$43,900	\$26,500	\$55,800	\$34,600
Site Pavements	\$48,600			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$190,900	\$84,400	\$130,600	\$99,200
Importance Code A	\$49,300		\$25,300	
Importance Code B	\$93,000	\$78,700	\$105,200	\$99,200
Importance Code C	\$48,600	\$5,700		
Total	\$190,900	\$84,400	\$130,600	\$99,200



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	65%			LIFE	**	5	\$849,100	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$78,400	
Metal Panel	5%			2051	**	5-10	\$57,500	
Granite Panels	5%			LIFE	**	5	\$6,300	
Windows								
Aluminum	100%			2047	**	5		
Parapets								
Metal Panel	30%			2051	**	5	\$11,700	
Metal Rail	10%			2044	**	5-10	\$18,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$38,000	
Roof								
Modified Bitumen	95%	Now	\$37,300	2036	**			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>								
<i>Location : Material Running Up Interior Of Parapet Wall</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Southern Portion Of Main Roof</i>								
<i>Explanation : Portion Of Roof Covered With Raised Pavers</i>								
Single Ply Membrane	5%			2036	**	10	\$3,500	
Soffits								
Stucco Cement	100%			2044	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,900	
Ceramic Tile	5%			2040	**	5	\$10,500	
Terrazzo	40%			LIFE	**	5	\$65,500	
Vinyl Tile	50%	Now	\$59,200	2036	**	3	\$39,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 6th Floor Elevator Lobby</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$11,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$13,600	
Glass: Single Pane	5%			LIFE	**	5	\$8,500	
Gypsum Board	62%			LIFE	**	5	\$84,100	
Metal Panel	5%			LIFE	**			
Granite Panels	5%			LIFE	**			
Wood	3%			LIFE	**	5	\$27,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2044	**	5	\$136,200	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$39,300	
Metal Panel	5%			LIFE	**	5	\$13,100	
Site Enclosure								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	10%			2066	**			
No Component	90%							
Retaining Walls								
Cast in Place Concrete	10%			2066	**			
No Component	90%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Asphalt	100%	2-4	\$48,600	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2044	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Romm, Electrical Closets, Mechanical Spaces</i>								
<i>Explanation : One 500 Kilovolt-ampere, One 75 Kilovolt-ampere 480hv-208/120lv And Every Electrical Closet Has Different Ratings.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$600	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2047	**	5	\$200	
Molded Case Bkrs	95%			2047	**	5	\$3,500	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	70%			2044	**	5	\$700	
Variable Frequency Drive	30%			2044	**			

Ground

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,100	
Stand-by Power								
Transfer Switches Automatic	100%			2044	**	1	\$43,100	
Lighting								
Interior Lighting Fluorescent	85%			2036	**	10	\$109,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2036	**	10	\$6,400	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2036	**	10	\$6,400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	5%			2036	**			
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Emergency, Battery	5%			2036	**	10	\$1,700	
Exit, LED	40%			2059	**	1		
Exit, Service	5%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$400	
Alarm								
Security System Generic	100%			2036	**	1	\$52,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$88,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2051	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Provided From Adjacent Building E</i>						

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

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	75%	0-2	\$9,200	2034	**			
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Hot Water Controlled Valve In Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Heat Exchangers Converting Hot Water For Modular I Building</i>								
Pres. Reducing Valve/LP Steam	25%			2034	**	5	\$2,100	
Distribution								
Hot Wtr Piping/Pump	60%			2047	**	4	\$4,100	
Steam Piping/Pump	40%			2051	**			
Terminal Devices								
Air Handler	75%			2036	**	1	\$65,000	
Convactor/Radiator	25%			2044	**	1	\$11,300	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2051	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2051	**	4	\$6,900	
Terminal Devices								
Air Handler/Dir Expansion	3%			2031	\$82,400	1		
Air Handler/Cool/Ht	97%			2036	**	1	\$84,000	
Heat Rejection								
Air Cooled Condenser Unit	10%	Now	\$2,100	2031	\$41,500	2	\$7,800	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$78,100	
Exhaust Fans								
Interior	95%			2036	**	2	\$4,100	
Roof	5%			2036	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%	0-2	\$138,500	2041	**	4	\$13,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Equipment Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2036	**	4	\$4,400	
Sewage Ejector(s) Electric	100%			2036	**	4	\$8,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units From Basement, Ground, 1st To 5th Floor, 2 Units From Basement, Ground, 1st To 6th Floor</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2051	**	1-5	\$73,200	
Sprinkler Generic	100%			2051	**	1-2	\$39,200	
Fire Pump Generic	100%			2034	**	1	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building E</i>								
<i>Explanation : Fire Pump Is Located In Building E</i>								

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : QUEENS HOSPITAL POWER PLANT - E
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.100 / 995 **Yr Built/Renovated** : 1935 / 2003
Area Sq Ft : 19,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$594,100	\$562,700
Electrical		\$820,800
Mechanical		\$381,300
Total	\$594,100	\$1,764,800
Importance Code A	\$594,100	\$738,300
Importance Code B		\$1,026,500
Total	\$594,100	\$1,764,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$103,400			
Interior Architecture	\$87,500			\$26,200
Electrical	\$39,500	\$3,200	\$6,900	\$3,300
Mechanical	\$28,700	\$5,600	\$34,100	\$4,300
Total	\$259,100	\$8,800	\$41,000	\$33,800
Importance Code A	\$112,200	\$2,000	\$2,000	\$2,000
Importance Code B	\$100,800	\$6,800	\$39,000	\$31,900
Importance Code C	\$46,100			
Total	\$259,100	\$8,800	\$41,000	\$33,800



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$4,700	
Masonry: Brick	90%	Now	\$479,600	LIFE	**	5	\$28,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$38,200	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Slate Panels	2%	Now	\$30,200	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	20%			2039	**	5	\$600	
Steel	80%	Now	\$114,500	2056	**	5	\$15,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	2-4	\$34,700	LIFE	**	5	\$5,400	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$700	
Roof								
Metal Panel	25%			2029		10	\$21,300	
Modified Bitumen	75%			2031		10	\$34,900	
Soffits								
Metal Panel	10%	2-4		2041	**	5	\$200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry And Loading Dock</i>								
No Component	90%							
Interior								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2027	\$25,200	3	\$2,800	
Cast in Place Concrete	40%	4+	\$19,400	LIFE	**	5	\$24,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Area</i>								
Quarry Tile	45%	0-2	\$18,900	2036	**	5	\$9,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Area</i>								
Vinyl Tile	10%			2036	**	3	\$1,400	
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$1,400	
Masonry: Brick	75%	0-2	\$46,100	LIFE	**			
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	10%			LIFE	**	5	\$500	
Ceilings								
AcousTileSusp.Lay-In	15%			2044	**	5	\$4,200	
Exposed Struc: Concrete	65%			LIFE	**	5	\$2,800	
Exposed Struc: Steel	10%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	15%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Loading Dock Platform</i>								
No Component	85%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2041	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Chiller Room 1st Floor</i>								
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2041	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room Basement</i>								
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt-ampere 480 Hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2041	**	5		
Fused Disc Sw	50%			2041	**	5		
Molded Case Bkrs	20%			2041	**	5	\$100	
Raceway								
Conduit	60%			2031	\$481,900	1		
Conduit	30%			2041	**	1		
Conduit	10%			2051	**	1		
Panelboards								
Fused Disc Sw	5%			2039	**	5		
Fused Disc Sw	5%			2039	**	5		
Molded Case Bkrs	70%			2030	\$68,400	5	\$400	
Molded Case Bkrs	20%			2039	**	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$33,000	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2041	**	1		
Thermoplastic	10%			2051	**	1		
Motor Controllers								
Locally Mounted	15%			2029	\$5,400	5		
Motor Control Center	50%			2036	**	5	\$300	
Motor Control Center	30%			2036	**	5	\$200	
Variable Frequency Drive	5%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$6,100	
Generators								
Diesel	100%			2034	**	1	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 375 Kilowatt Generators, One Generator Supplies The Pavilion Building.</i>								
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$700	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	100%			2047	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 330 Gallon Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent	78%			2031	\$270,500	10	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2036	**	10	\$3,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2039	**			
Egress Lighting								
Emergency, Service	55%			2031	\$6,800	1		
Emergency, Battery	5%			2031	\$1,700	10	\$200	
Exit, LED	30%			2046	**	1		
Exit, Service	10%			2031	\$900	1		
Exterior Lighting								
LED	100%			2039	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2034	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Lightning Protection Is Provided On Chimney</i>								
Alarm								
Security System								
Generic	100%			2039	**	1	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Through Out The Building</i>								
<i>Explanation : CCTV Cameras</i>								
Fire/Smoke Detection								
No Component	20%							
Generic, Digital	80%			2036	**	1-3	\$10,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$8,800	2029	\$175,600	1	\$17,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Power Plant</i>								
<i>Explanation : 3 Units Providing Steam To The Adjacent Buildings</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2041	**	4	\$1,500	
Terminal Devices								
Convactor/Radiator	80%			2036	**	1	\$5,100	
Unit Heater - Steam	20%			2026	\$22,900	4	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	1%			2034	**	1	\$200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 4%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor Air Conditioning Room</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings</i>								
Split Unit								
	2%	Now	\$9,600	2041	**			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Boiler Engineer's Lunch Room</i>								
Window/Wall Unit	5%			2024	\$3,800	1		
No Component	92%							
Distribution								
CW & CHW Wtr Pipe/Pump	2%			2057	**	4		
No Component	98%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2036	**	1	\$300	
No Component	95%							
Heat Rejection								
Water Cooling Tower	100%	2-4	\$400	2029	\$8,100	2	\$15,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Fan Malfunctioning</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,200	
No Component	80%							

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	5%			2031	\$2,000	2		
Wall Unit	50%	Now	\$4,300	2041	**	2	\$200	
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : 2nd Floor Power Plant</i>						
No Component	45%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2041	**	1		
Galvanized Steel	80%			2029	\$205,700	1		
HW Heat Exchanger								
Steam Fired	100%			2041	**	4	\$2,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Of Power Plant</i>						
		<i>Explanation : Provides Hot Water To Adjacent Buildings</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	\$4,000	4	\$400	
Backflow Preventer								
Generic	100%			2036	**	1	\$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2041	**	1-5	\$9,900	
Sprinkler								
Generic	100%			2041	**	1-2	\$5,500	
Fire Pump								
Generic	100%			2034	**	1	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Also Services The Adjacent Buildings</i>						

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : QUEENS HOSPITAL STORES - S
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.130 / 998 **Yr Built/Renovated** : 1959 /
Area Sq Ft : 49,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 05-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,400,500	\$353,300
Interior Architecture		\$272,100
Electrical	\$211,700	\$1,161,300
Mechanical	\$408,500	\$380,100
Total	\$2,020,700	\$2,166,800
Importance Code A	\$1,400,500	\$486,300
Importance Code B	\$620,200	\$1,680,500
Total	\$2,020,700	\$2,166,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$68,200			
Interior Architecture	\$23,000	\$500	\$4,000	
Electrical	\$42,700	\$6,600	\$18,300	\$6,700
Mechanical	\$42,200	\$3,200	\$10,100	\$4,800
Site Enclosure	\$3,400			
Site Pavements	\$13,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$197,100	\$14,300	\$36,400	\$15,500
Importance Code A	\$69,600		\$600	
Importance Code B	\$112,700	\$14,300	\$35,700	\$15,500
Importance Code C	\$14,700			
Total	\$197,100	\$14,300	\$36,400	\$15,500



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$42,900	LIFE	**	5	\$17,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Canopy At South Entrance</i>								
Masonry: Brick	90%	Now	\$531,200	LIFE	**	5	\$63,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,100	
Metal Coiling Doors	3%			2029	\$229,700	5	\$6,600	
Windows								
Steel	100%	Now	\$446,500	2056	**	5	\$60,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$16,200	LIFE	**	5	\$600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$400	LIFE	**	5		
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Coping Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$422,700	2041	**			
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$5,400	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								

Interior

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$132,000	
Cast in Place Concrete	15%	Now	\$21,000	LIFE	**	5	\$26,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Third Floors</i>								
Ceramic Tile	5%			2034	**	5	\$4,000	
Vinyl Tile	5%			2031	\$113,700	3	\$1,500	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$8,500	
Gypsum Board	20%			LIFE	**	5	\$8,500	
Plaster	10%			LIFE	**	5	\$2,100	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$8,000	
Exposed Struc: Concrete	85%			LIFE	**	5	\$10,700	
Plaster	5%			LIFE	**	5	\$2,500	
Site Enclosure								
Fence/Gates								
Chain Link	20%	2-4	\$1,100	2041	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Iron Picket	80%			2066	**			
Retaining Walls								
Cast in Place Concrete	25%	Now	\$2,300	2051	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
No Component	75%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	**			
<i>Other Observation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : West And North Facades</i>								
<i>Explanation : Partial New Installation</i>								
On-Site Walkways								
Cast in Place Concrete	20%	Now	\$100	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
No Component	80%							
Parking/Driveway								
Asphalt	100%	Now	\$13,600	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Parking Lot And Driveway</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$133,000	5	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$133,000	5	\$1,300	
Raceway								
Conduit	60%			2031	\$36,900	1		
Conduit	40%			2041	**	1		
Panelboards								
Fused Disc Sw	10%			2030	\$6,100	5	\$100	
Molded Case Bkrs	90%			2030	\$55,100	5	\$1,200	
Wiring								
Braided Cloth	80%	2-4	\$35,800	2056	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	20%			2031	\$17,900	1		
Motor Controllers								
Locally Mounted	100%			2029	\$151,500	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$15,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 200 Ampere Ats For Portable Generator Connection</i>							
Generators								
Diesel	100%			2034	**	1	\$19,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Exterior</i>							
	<i>Explanation : Portable 70.5 Kilowatt Generator</i>							
Lighting								
Interior Lighting								
Fluorescent	85%			2031	\$651,900	10	\$38,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2039	**	10	\$4,500	
LED	5%			2039	**			
Egress Lighting								
Emergency, Service	50%			2031	\$15,500	1		
Exit, Service	50%			2026	\$10,900	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

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

Lighting

Exterior Lighting								
HID	90%			2026	\$211,700	10	\$100	
LED	10%			2039	**			

Alarm

Security System								
No Component	80%							
Generic	20%			2036	**	1	\$3,700	
Fire/Smoke Detection								
No Component	20%							
Generic, Analog	80%			2036	**	1-3	\$25,000	

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

Heating

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$2,900	

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

Location : Basement

Explanation : No Pressure Reducing Valve, Low Pressure Steam From E Building

Distribution								
Steam Piping/Pump	100%			2041	**			
Terminal Devices								
Convactor/Radiator	30%			2036	**	1	\$4,800	
Unit Heater - Steam	70%			2031	\$200,500	4	\$3,200	

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2026	\$82,900	2	\$500	

R-22 Refrigerant, Extent : Light, Area Affected : 10%

Location : Roof

Split Unit	15%			2031	\$179,600			
Window/Wall Unit	20%			2024	\$38,200	1		
No Component	50%							

Heat Rejection								
Dry Cooler	2%			2036	**	2	\$700	

Other Observation, Extent : Light, Area Affected : 1%

Location : Outdoor Ground Floor

Explanation : Replaced Abandoned In Place Indoor Cooling Tower

No Component	98%							
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Ventilation

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$1,400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2041	**	1		
Galvanized Steel	80%			2036	**	1		
Water Heater With Tanks								
Solar	100%			2026	\$325,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2041	**	1-5	\$24,900	
Sprinkler								
Generic	100%			2041	**	1-2	\$13,800	

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000
Area Sq Ft : 163,840 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,Ph
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$2,515,300
Interior Architecture	\$90,800	\$20,045,000
Electrical	\$148,800	\$2,984,000
Mechanical	\$4,082,000	\$2,958,200
Site Pavements	\$112,600	
Total	\$4,434,100	\$28,502,400
Importance Code A		\$2,769,700
Importance Code B	\$4,321,600	\$25,670,200
Importance Code C	\$112,600	\$62,500
Total	\$4,434,100	\$28,502,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$44,200	\$50,100		\$13,800
Interior Architecture	\$58,000	\$39,800	\$26,800	\$7,700
Electrical	\$17,200	\$19,300	\$24,900	\$19,900
Mechanical	\$62,500	\$69,600	\$62,900	\$82,000
Site Enclosure	\$6,100			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$207,700	\$198,600	\$134,400	\$143,100
Importance Code A	\$44,200	\$50,100	\$4,900	\$15,900
Importance Code B	\$163,600	\$148,500	\$121,100	\$127,100
Importance Code C			\$8,400	
Total	\$207,700	\$198,600	\$134,400	\$143,100



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$44,200	LIFE	**	5	\$66,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Docks</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$112,300	
Window Wall	5%			2052	**	5	\$24,800	
Windows								
Aluminum	100%			2040	**	5	\$53,000	
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$96,000	
Masonry: Brick Cavity	15%			LIFE	**	5	\$2,100	
Metal Panel	5%			2052	**	5	\$2,800	
Metal Rail	15%			2045	**	5-10	\$38,800	
Roof								
Built-Up (BUR)	5%			2032		10	\$4,200	
<i>Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock Roof</i>								
IRMA/Protected Membrane	95%			2032		10	\$79,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Soffits								
Metal Panel	40%			2052	**	5-10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : South Side Of Building</i>								
<i>Explanation : Freestanding Canopies</i>								
Stucco Cement	60%			2037	**	5		
Interior								
Floors								
Carpet	10%			2031		3	\$36,800	
Cast in Place Concrete	10%			LIFE	**	5	\$53,600	
Ceramic Tile	5%			2041	**	5	\$12,300	
Panel/Paver: Cer/Brk	5%			2048	**	5	\$27,600	
Quarry Tile	5%	Now	\$20,200	2045	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	25%	Now	\$37,900	2037	**	3	\$23,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Rooms B-23 And B27</i>								
Vinyl Tile 9" X 9"	40%			2032		3	\$36,800	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$16,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$13,400	
Masonry: Brick	10%			LIFE	**			
Plaster	62%			LIFE	**	5	\$62,500	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	3%			LIFE	**	5	\$40,300	
Ceilings								
AcousTileConcealSpLn	10%			2030	\$441,100	5	\$30,700	
AcousTileSusp.Lay-In	10%			2045	**	5	\$24,500	
Exposed Struc: Concrete	10%			LIFE	**	5	\$3,800	
Metal Panel	20%	4+	\$90,800	LIFE	**	5	\$61,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor Corridors</i>								
Plaster	50%			LIFE	**	5	\$76,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock Area</i>								
<i>Explanation : Installed Above Retaining Walls</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$6,100	2067	**			
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Dock Area</i>								
<i>Explanation : Deteriorated Expansion Joints</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Parking/Driveway								
Asphalt	100%	Now	\$112,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Parking Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$254,400	5	\$4,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset # : 1001

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Liquid Filled	100%			2030	\$29,900	5	\$1,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : No Available Nameplate Ratings</i>						
Switchgear / Switchboard								
Air Circuit Breaker	100%			2032	\$254,400	5	\$900	
Raceway								
Conduit	90%			2032	\$229,700	1		
Conduit	10%			2042	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$200	
Molded Case Bkrs	90%			2031	\$200,800	5	\$3,900	
Molded Case Bkrs	5%			2040	**	5	\$200	
Wiring								
Thermoplastic	90%			2032	\$345,100	1		
Thermoplastic	10%			2042	**	1		
Motor Controllers								
Locally Mounted	15%			2037	**	5	\$200	
Locally Mounted	85%			2030	\$478,500	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Metal Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$50,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Emergency Electrical Room</i>						
		<i>Explanation : Two 100 Ampere And One 600 Ampere</i>						
Generators								
Diesel	100%			2041	**	1	\$63,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2026	\$2,700	5	\$6,100	
Fuel Storage								
Day Tank	100%			2048	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 300 Gallons Rated Capacity</i>						
Lighting								

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Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	5%			2037	**	10	\$7,500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
Fluorescent	50%			2037	**	10	\$75,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	35%			2032	\$975,200	10	\$52,600	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	3%			2037	**	10	\$4,500	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
Incandescent	2%			2027	\$61,600	2	\$100	
LED	5%			2037	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Explanation : LED Lights Observed</i>						
Egress Lighting								
Emergency, Service	20%			2032	\$22,600	1		
Emergency, Service	30%			2037	**	1		
Exit, LED	20%			2060	**	1		
Exit, Service	30%			2032	\$23,700	1		
Exterior Lighting								
HID	20%			2032	\$170,900	10	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 6 HID Light Fixtures Controlled By Photo Cells</i>						
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2037	**	1	\$30,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$30,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations, Strobe Lights</i>						

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2052	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Building 15</i>						
		<i>Explanation : From New Power Plant</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	**	5	\$9,700	
Distribution								
Steam Piping/Pump	100%			2042	**			
Terminal Devices								
Air Handler	50%			2027	\$1,723,000	1	\$50,700	
Fan Coil Unit/Heat	50%			2027	\$2,270,100	1	\$26,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Dual Temperature Induction Units Observed</i>						
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	90%			2052	**	1		
Electricity	10%			2048	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	80%			2035	**	1	\$141,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Pit</i>						
		<i>Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant</i>						
Ext Pkg Unit - Heating/Cooling Split Unit	10%			2037	**	2	\$1,000	
	10%			2032	\$434,800			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	**	4	\$8,100	
Terminal Devices								
Induction Unit	100%			2032	\$989,200	1	\$52,900	
Heat Rejection								
Water Cooling Tower	100%			2033	\$925,000	2	\$164,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,400	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	75%			2032	\$609,100	2	\$3,800	
Roof	25%	0-2	\$88,800	2042	**	2	\$1,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Units Require Frequent Repair Due To Age And Condition</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2037	**	1		
Water Heater With Tanks								
Electric	90%			2030	\$23,800	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Electric	10%			2030	\$2,600	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 6th Floor Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$24,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$36,700	4	\$5,200	
Sewage Ejector(s)								
Compressed Air	100%			2042	**	4	\$1,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
No Component	15%							
Generic	85%	Now	\$14,300	2042	**	1-5	\$49,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sprinkler								
Generic	100%			2042	**	1-2	\$45,900	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2035	**	1	\$30,600
Chemical System	No Component	90%						
	Generic	10%			2027	\$9,100	1-3	\$8,100

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.010 / 977 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 36,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,695,500	\$71,700
Interior Architecture	\$885,100	\$1,121,100
Electrical	\$659,500	\$209,800
Mechanical	\$252,200	\$1,181,000
Site Pavements		\$251,700
Total	\$3,492,300	\$2,835,300
Importance Code A	\$1,695,500	\$71,700
Importance Code B	\$1,289,500	\$2,421,300
Importance Code C	\$507,300	\$342,300
Total	\$3,492,300	\$2,835,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$11,000		\$400	\$6,200
Interior Architecture	\$118,700		\$2,100	\$8,600
Electrical	\$31,600	\$300	\$600	\$138,900
Mechanical	\$2,600	\$3,100	\$4,700	\$7,500
Site Enclosure	\$1,900			
Site Pavements	\$33,300			
Total	\$199,000	\$3,400	\$7,800	\$161,100
Importance Code A	\$11,000	\$1,100	\$400	\$6,600
Importance Code B	\$154,800	\$2,300	\$7,500	\$154,500
Importance Code C	\$33,300			
Total	\$199,000	\$3,400	\$7,800	\$161,100



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$150,100	LIFE	**	5	\$26,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Main Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At 1st And 2nd Floor Window Sills</i>								
Ceramic Tile	3%			2042	**	10	\$1,900	
Copper/Terne	7%	Now	\$151,500	2052	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Stucco Cement	85%	Now	\$363,200	2037	**	5	\$71,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel Framed Building With Terra Cotta Infill</i>								
Windows								
Aluminum	10%			2031		5	\$700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Connector Tunnel At South Administration Offices And Shops</i>								
Wood	90%	Now	\$171,200	2057	**	5	\$31,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$64,700	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Courtyard</i>								
Copper/Terne	45%	Now	\$81,600	2052	**	5	\$11,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Panel	30%			2042	**	5	\$12,300	
Stucco Cement	15%	Now	\$11,000	2037	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations In Courtyard</i>								
Roof								
Built-Up (BUR)	10%	Now	\$83,900	2042	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Storage Area And Offices</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area And Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area And Offices</i>								
Clay Tile	45%	Now	\$152,500	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	35%	Now	\$274,900	2042	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
Skylight, Metal/Glass	10%	Now	\$201,900	2042	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Storage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
Interior								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	25%	Now	\$67,800	2028	\$338,800	3	\$25,700	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : First Floor</i>							
Ceramic Tile	5%	Now	\$21,600	2035	**	5	\$1,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Restrooms On Ground And 2nd Floors</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Restrooms On Ground And 2nd Floors</i>							
Quarry Tile	10%	Now	\$56,400	2037	**	5	\$5,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South Corridor</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South Corridor</i>							
Sheet Vinyl/Rubber	10%	Now	\$50,100	2032	\$501,300	5	\$5,100	
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors</i>							
Terrazzo	25%	4+	\$89,600	LIFE	**	5	\$13,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Ground Floor</i>							
Vinyl Tile	25%			2032	\$529,200	3	\$6,400	
Interior Walls								
Cast in Place Concrete	10%	Now	\$192,500	LIFE	**			
	<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : First Floor Tunnel Area At Shops And South Service Tunnel</i>							
Ceramic Tile	10%	Now	\$139,300	2035	**	5	\$5,700	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Ground Floor Corridors, Restrooms</i>							
Glass: Single Pane	3%			LIFE	**	5	\$2,500	
Plaster	57%	Now	\$175,500	LIFE	**	5	\$19,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Corridor And Tunnel Under Administration Offices</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Corridor And Tunnel Under Administration Offices</i>							
Wood	20%			LIFE	**	5	\$90,600	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$6,400	2037	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Side Offices And Corridor</i>								
Exposed Struc: Concrete	10%	0-2	\$23,000	LIFE	**	5	\$1,100	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Tunnel Area At Shops And South Service Tunnel</i>								
Glass: Susp Panels	2%			LIFE	**			
Plaster	78%	0-2	\$181,800	LIFE	**	5	\$33,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor, Various Locations Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ground Floor Corridors And Administrative Extension</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$1,900	2052	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area On North Side Of Building</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$33,300	2045	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
Parking/Driveway	100%			2028			\$251,700	
Asphalt								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	**	5	\$1,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Transformers								
Liquid Filled	100%			2037	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$1,000	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	20%			2042	**	1		
Conduit	80%			2032	\$61,900	1		
Panelboards								
Fused Disc Sw	10%			2031	\$8,900	5	\$100	
Molded Case Bkrs	80%			2031	\$71,400	5	\$800	
Molded Case Bkrs	10%			2040	**	5	\$100	
Wiring								
Braided Cloth	30%	0-2	\$31,300	2057	**	1		
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	30%			2042	**	1		
Thermoplastic	40%			2032	\$41,800	1		
Lighting								
Interior Lighting								
Fluorescent	5%			2032	\$34,700	10	\$1,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Office</i>						
Fluorescent	95%			2027	\$659,500	10	\$31,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2027	\$34,100	10	\$4,400	
Exit, Battery	50%			2027	\$28,800	10	\$1,200	
Exterior Lighting								
Fluorescent	7%			2027	\$11,400	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Controlled Via Photocell</i>						
HID	8%			2027	\$15,200	10		
		<i>Outdr Lights On During Daytime, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Outside Perimeter</i>						
No Component	85%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2027	\$10,500	1-3	\$2,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Manual Pull Stations Only</i>						

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building 15</i>						
		<i>Explanation : From New Power Plant</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2035	**	5	\$2,200	
Distribution								
Steam Piping/Pump	100%			2032	\$325,800			
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>						
Terminal Devices								
Convactor/Radiator	100%			2030	\$332,700	1	\$11,800	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	70%			2027	\$107,900	1		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,300	
Exhaust Fans								
Interior	80%			2027	\$144,400	2	\$900	
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	\$522,500	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter Of The Building</i>						
		<i>Explanation : Leaders And Gutters Down To Cast Iron Pipping Below Grade</i>						
Fixtures								
Generic	100%							
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.

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2042	* *	1-5	\$19,000
	Sprinkler							
	No Component	98%						
	Generic	2%			2042	* *	1-2	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Carpenters Room</i>								
<i>Explanation : Only In One Room</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999
Area Sq Ft : 4,561 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical	\$82,600	\$4,300
Total	\$82,600	\$4,300
Importance Code B	\$82,600	\$4,300
Total	\$82,600	\$4,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$23,600	\$200	\$600	\$27,700
Interior Architecture	\$24,300	\$300		\$1,500
Electrical	\$21,200	\$100	\$100	\$14,400
Mechanical	\$1,300	\$600	\$900	\$4,400
Site Pavements	\$23,000			
Total	\$93,300	\$1,200	\$1,600	\$48,000
Importance Code A	\$24,000	\$600	\$1,000	\$28,200
Importance Code B	\$39,100	\$600	\$600	\$19,800
Importance Code C	\$30,200			
Total	\$93,300	\$1,200	\$1,600	\$48,000



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Copper/Terne	7%			2052	**	10	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : Attic Dormer</i>								
Glazed Ceramic Panel	1%	Now	\$3,800	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South West Corner</i>								
Masonry: Brick	75%			LIFE	**	5	\$8,100	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : South West Corner</i>								
Masonry: Limestone	7%			LIFE	**	5	\$600	
Stucco Cement	5%			2037	**	5	\$1,300	
Windows								
Aluminum	10%			2040	**	5	\$200	
Glass Block	5%			LIFE	**	5	\$100	
Metal Clad	10%			2031		5	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Attic Windows</i>								
<i>Explanation : Copper Clad Wood</i>								
Wood	75%	Now	\$12,200	2040	**	5	\$6,800	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Story Windows - South East Corner</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Side Of Windows</i>								
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$800	
Masonry: Limestone	40%	Now	\$7,600	LIFE	**	5	\$900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And South Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Underside Of Cornice Throughout</i>								
Metal Panel	5%			2042	**	5	\$400	
Pre-Cast Concrete	10%			LIFE	**	5	\$1,100	
Roof								
Asphalt Shingle	10%			2035	**	10	\$100	
Copper/Terne	40%			2047	**	10	\$3,900	
Modified Bitumen	45%			2027		10	\$1,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Single Story Roof</i>								
Skylight, Metal/Glass	5%			2042	**	10	\$600	

Interior

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2031	\$13,500	3	\$1,000	
Cast in Place Concrete	15%			LIFE	**	5	\$2,200	
Quarry Tile	20%			2037	**	5	\$2,000	
Sheet Vinyl/Rubber	5%			2032	\$25,000	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Dance Studio</i>								
<i>Explanation : None</i>								
Terrazzo	50%	4+	\$7,100	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Door Thresholds In Basement</i>								
Interior Walls								
Plaster	80%	Now	\$7,300	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement, Second Floor Offices</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircase</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2037	**	5	\$300	
Exposed Struc: Concrete	10%			LIFE	**	5	\$100	
Plaster	85%	Now	\$9,900	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2052	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,300	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Treads At North Entrance And Walk At Rear Entrance</i>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$21,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Side Or Rear Of Building</i>								

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

Over 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Liquid Filled	100%			2037	**	3		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Nameplate Not Visible, Fed From Campus Substation</i>							
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	**	5	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$100	
Raceway								
Conduit	80%			2032	\$14,500	1		
Conduit	20%			2042	**	1		
Panelboards								
Fused Disc Sw	20%			2031	\$4,500	5		
Molded Case Bkrs	20%			2040	**	5		
Molded Case Bkrs	60%			2031	\$13,400	5	\$100	
Wiring								
Braided Cloth	40%	0-2	\$9,400	2057	**	1		
	<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	40%			2032	\$9,400	1		
Thermoplastic	20%			2042	**	1		
Ground								
Grounding Devices								
Generic	100%	0-2	\$11,600	LIFE	**	5	\$100	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
Lighting								
Interior Lighting								
Fluorescent	5%			2032	\$4,300	10	\$200	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Fluorescent	95%			2027	\$82,600	10	\$4,000	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Egress Lighting								
Emergency, Battery	50%			2032	\$4,300	10	\$600	
Exit, Battery	50%			2032	\$3,600	10	\$200	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	30%			2027	\$6,100	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	70%							
Alarm								
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2027	\$3,900	1-3	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2042	**	1		
Conversion Equipment Hot Water Boiler	10%			2045	**	1	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Serves Ballet Studio</i>								
Steam Boiler	90%			2037	**	1	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Steam Boiler</i>								
Distribution Hot Wtr Piping/Pump	10%			2048	**	4		
Steam Piping/Pump	90%	Now	\$700	2042	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Pipe Just Outside Of Boiler Room</i>								
Terminal Devices Convactor/Radiator	90%			2037	**	1	\$1,300	
Fan Coil Unit/Heat	10%			2032	\$12,600	1	\$200	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Window/Wall Unit	20%			2027	\$3,900	1		
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,500	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	10%			2032	\$1,000	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$19,100	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997
Area Sq Ft : 13,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$692,700	\$1,401,200
Electrical		\$209,200
Mechanical		\$375,400
Total	\$692,700	\$1,985,800
Importance Code A	\$692,700	\$1,401,200
Importance Code B		\$584,600
Total	\$692,700	\$1,985,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$81,500			\$600
Interior Architecture	\$11,900	\$900	\$1,700	\$21,000
Electrical	\$21,600	\$400	\$300	\$14,700
Mechanical	\$4,800	\$3,500	\$4,500	\$17,300
Site Enclosure	\$6,900			\$4,600
Site Pavements	\$24,300			
Total	\$150,900	\$4,800	\$6,500	\$58,200
Importance Code A	\$82,200	\$700	\$700	\$1,500
Importance Code B	\$41,100	\$4,100	\$4,800	\$52,100
Importance Code C	\$27,600		\$1,000	\$4,600
Total	\$150,900	\$4,800	\$6,500	\$58,200



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	12%	Now	\$40,000	LIFE	**	5	\$29,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West And East Facades At Foundation</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cement Stucco Finish Worn Off - All Facades</i>								
Cast Stone/Terra Cotta	4%	Now	\$22,200	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Banding - All Facades</i>								
Glazed Ceramic Panel	1%			LIFE	**	5	\$2,300	
Masonry: Brick	80%	Now	\$367,200	LIFE	**	5	\$39,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade At Door Openings</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And East Corner</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : West And South Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Downspouts - South And North Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Pre-Cast Concrete	3%	Now	\$12,100	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
Windows								
Wood	100%	Now	\$176,500	2057	**	5	\$22,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facing And Trim Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facing And Trim Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	90%	Now	\$149,000	LIFE	**	5	\$22,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice - All Facades</i>								
Metal Panel	5%			2042	**	5	\$600	
Metal Panel	5%			2042	**	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Gutters At Cornice</i>								
<i>Explanation : Copper</i>								
Roof								
Asphalt Shingle	80%	Now	\$7,200	2035	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North, East And South Facing Gutters</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Portico - West Side</i>								
Modified Bitumen	10%			2032		10	\$3,000	
Skylight, Metal/Glass	10%			2032		10	\$9,900	
Soffits								
Copper/Terne	50%			2052	**	10		
Masonry: Brick	50%			LIFE	**	5		
Interior								
Floors								
Carpet	2%	Now	\$10,700	2034	**	3	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vestibule Off Of Kitchen</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2041	**	5	\$1,300	
Panel/Paver: Cer/Brk	3%			2040	**	5	\$1,800	
Quarry Tile	15%			2037	**	5	\$6,100	
Wood	70%			2047	**	5	\$35,400	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$2,000	
Masonry: Brick	5%			LIFE	**			
Plaster	90%			LIFE	**	5	\$10,900	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,300	2045	**	5	\$700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Men's Bathroom</i>								
Plaster	95%			LIFE	**	5	\$16,000	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%			2037	**	5-10	\$7,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : South Patio Area</i>								
<i>Explanation : This Is Actually A Metal Pipe Guardrail</i>								
Chain Link	50%	Now	\$3,400	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Side Of Building</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$3,500	2052	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Patio Area</i>								
Site Pavements								
On-Site Walkways								
Asphalt	10%	Now	\$2,900	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Entry</i>								
Cast in Place Concrete	90%	Now	\$16,500	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Stair Cheek Walls</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$4,900	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Entry Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$400	
Raceway								
Conduit	100%			2042	**	1		

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2040	**	5		
Molded Case Bkrs	90%			2040	**	5	\$300	
Wiring								
Thermoplastic	100%			2042	**	1		
Ground								
Grounding Devices Not Accessible								
	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : In The Crawlspace</i>								
Lighting								
Interior Lighting								
Fluorescent								
	15%	4+	\$21,300	2032	\$35,500			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Kitchen</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen And Office</i>								
Fluorescent	5%			2037	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor And Toilets</i>								
Incandescent	80%			2032	\$209,200	2	\$200	
Egress Lighting								
Emergency, Battery								
	40%			2037	**	10	\$1,300	
Exit, Service								
	60%			2037	**	1		
Exterior Lighting								
Fluorescent								
	20%			2032	\$12,400	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 7 Compact Fluorescent Light Fixtures</i>								
HID	10%			2032	\$7,200	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4- HID Light Fixtures</i>								
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component								
	70%							
Generic, Analog								
	30%			2027	\$12,000	1-3	\$2,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hall</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Natural Gas	100%			2052	**	1	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 2 Gas Meters</i>					
			<i>Explanation : Located Outside</i>					
	Conversion Equipment							
	Hot Water Boiler	100%			2037	**	1	\$6,900
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Boiler Room - First Floor</i>					
			<i>Explanation : 1 Gas Fired Hot Water Boiler</i>					
	Distribution							
	Hot Wtr Piping/Pump	100%			2048	**	4	\$1,000
	Terminal Devices							
	Air Handler	50%			2032	\$146,200	1	\$4,300
	Convactor/Radiator	45%			2037	**	1	\$2,000
	Fan Coil Unit/Heat	5%			2032	\$19,300	1	\$200
Air Conditioning								
	Energy Source							
	Electricity	100%			2048	**	1	
	Conversion Equipment							
	Reciprocating Compr/Chiller	100%			2032	\$229,200	1	\$6,500
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Ground Level</i>					
			<i>Explanation : Unit Mounted On Exterior Slab</i>					
	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$1,000
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2037	**	1	\$8,600
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800
	Exhaust Fans							
	Interior	80%			2037	**	2	\$300
	Roof	20%			2032	\$6,000	2	\$100
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%			2045	**	1	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater With Tanks							
	Electric	50%			2027	\$13,200	4	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Second Floor Mechanical Room</i>					
			<i>Explanation : Unit Serves Restrooms</i>					
	Gas Fired	50%			2030	\$9,500	2	
			<i>Other Observation, Extent : N/A, Area Affected : 50%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Unit Serves Kitchen</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2037	**	1	\$200
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Unit Serves Boiler Only</i>					
	Fixtures							
	Generic	100%						
	Fire Suppression							
	Chemical System							
	No Component	90%						
	Generic	10%			2030	\$9,100	1-3	\$8,100

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Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.150 / 989 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 3,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Site Pavements	\$286,400	
Total	\$286,400	
Importance Code C	\$286,400	
Total	\$286,400	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$49,100			\$2,000
Interior Architecture	\$2,300		\$200	\$1,900
Electrical	\$100	\$100	\$100	\$8,700
Mechanical	\$200	\$200	\$400	\$1,700
Site Pavements	\$46,300	\$400	\$400	\$3,100
Total	\$97,900	\$700	\$1,100	\$17,300
Importance Code A	\$49,200	\$200	\$200	\$2,200
Importance Code B	\$2,400	\$100	\$500	\$12,000
Importance Code C	\$46,300	\$400	\$400	\$3,100
Total	\$97,900	\$700	\$1,100	\$17,300



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$2,800	
Stucco Cement	90%	4+	\$6,500	2037	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Facades On Rear Additions</i>								
Windows								
Steel	50%	Now	\$4,500	2040	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stained Glass Windows In Nave</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lead Framed Stained Glass Windows In Nave</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stained Glass Windows In Nave</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stained Glass Windows In Nave</i>								
Steel	50%	Now	\$11,800	2057	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$4,100	LIFE	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping On Rear Addition Parapets</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Component Is Actually Clay Tile</i>								
Metal Panel	10%			2042	**	5	\$3,100	
Metal Rail	5%	Now	\$12,000	2052	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Balconies</i>								
Stucco Cement	80%	Now	\$8,800	2037	**	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	75%			2042	**	10	\$2,700	
Copper/Terne	5%			2047	**	10	\$400	
Modified Bitumen	20%			2032	\$8,800	10	\$700	
Soffits								
Stucco Cement	100%	Now	\$1,400	2037	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Balcony</i>								
Interior								
Floors								
Ceramic Tile	5%			2041	**	5	\$300	
Sheet Vinyl/Rubber	5%			2037	**	5	\$500	
Terrazzo	60%			LIFE	**	5	\$2,800	
Wood	30%			2047	**	5	\$3,400	
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$300	
Plaster	80%			LIFE	**	5	\$600	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$1,100	2037	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Offices - From Plenum Space Ductwork</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Offices - From Plenum Space Ductwork</i>								
Exposed Struc: Wood	60%			LIFE	**			
Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Below One Story Roof On West Side Of Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Below One Story Roof On West Side Of Building</i>								
Plaster	10%			LIFE	**	5	\$400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%	Now	\$12,500	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Curbs, Flags And Stair Landing - East Side</i>								
Steel Grating	10%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Steel Stair At Rear Of Building</i>								
<i>Explanation : Access From Grade To Lower Roof Areas</i>								
Wood	30%	Now	\$28,600	2027	\$286,400	1-3	\$11,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ramp Guardrails On East Side</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ramp On East Side</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

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

Site Pavements

Parking/Driveway
Asphalt

100% 0-2 \$5,200 2041 * *

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : East Drive And Parking Lot

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

Under 600 Volts

Service Equipment
Molded Case Bkrs

100% 2042 * * 5 \$100

Other Observation, Extent : N/A, Area Affected : 100%

Location : Garage

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2042 * * 5 \$100

Raceway

Conduit

100% 2042 * * 1

Panelboards

Fused Disc Sw

5% 2040 * * 5

Molded Case Bkrs

95% 2040 * * 5 \$100

Wiring

Thermoplastic

100% 2042 * * 1

Ground

Grounding Devices
Not Accessible

100%

Other Observation, Extent : N/A, Area Affected : 0%

Location :

Explanation : Crawlspace

Lighting

Interior Lighting

Fluorescent

75% 2032 \$32,800 10 \$2,400

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

Location : Offices

Explanation : T-12 Lamps

Fluorescent

5% 2032 \$2,200 10 \$200

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

Location : Garage

Incandescent

20% 2032 \$10,200 2

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

Location : 1st Floor

Explanation : Chandeliers

Egress Lighting

Emergency, Battery

50% 2032 \$3,300 10 \$400

Exit, Service

50% 2032 \$700 1

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

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

Lighting

Exterior Lighting

HID

30%

2027

\$5,500

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside**Explanation : Controlled Via Photocell*

No Component

70%

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2027

\$3,000

1-3

\$700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Lobby**Explanation : Manual Pull Station And Alarm Bells*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Furnace

100%

2037

* *

1

\$1,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st And 2nd Floor**Explanation : 2 Units*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$2,000

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Split Unit

90%

2037

* *

Window/Wall Unit

10%

2027

\$1,500

1

Ventilation

Exhaust Fans

Wall Unit

20%

2037

* *

2

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

100%

2042

* *

1

Water Heater With Tanks

Gas Fired

100%

2030

\$19,100

2

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type		Total	(Years)		FY		(Yrs)	Priority
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Leaders And Gutters On Perimeter Of The Roof</i>								
<i>Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade</i>								
Fixtures								
	Generic	100%						

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.160 / 981 **Yr Built/Renovated** : 1934 / 2013
Area Sq Ft : 5,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$520,900	\$149,000
Interior Architecture		\$245,900
Electrical		\$68,600
Mechanical		\$84,200
Total	\$520,900	\$547,800
Importance Code A	\$520,900	\$149,000
Importance Code B		\$398,700
Total	\$520,900	\$547,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$60,100			\$1,200
Interior Architecture	\$33,600			\$2,900
Electrical	\$100	\$200	\$100	\$11,500
Mechanical	\$400	\$400	\$800	\$52,300
Site Pavements	\$6,700			
Total	\$100,900	\$500	\$900	\$68,000
Importance Code A	\$60,400	\$300	\$300	\$22,100
Importance Code B	\$33,800	\$300	\$600	\$45,900
Importance Code C	\$6,700			
Total	\$100,900	\$500	\$900	\$68,000



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	85%	Now	\$398,700	LIFE	**	5	\$149,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wall Corners And Buttresses</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Corners And Buttresses</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	4+	\$16,100	LIFE	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance Door</i>								
Pre-Cast Concrete	5%	0-2	\$14,200	LIFE	**	5	\$5,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
<i>Explanation : Deteriorated Paint Finish</i>								
Wood	5%	Now	\$53,000	2052	**	5	\$4,400	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Angle Brackets And Barge Rafters</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Angle Brackets And Barge Rafters</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Angle Brackets And Barge Rafters</i>								
Windows								
Steel	90%	Now	\$69,200	2057	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Wood	10%	Now	\$3,600	2057	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Addition Windows</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Addition Windows</i>								
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$8,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$500	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	80%	Now	\$2,100	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Downspouts</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	15%			2037	**	10	\$600	
Copper/Terne	5%			2047	**	10	\$500	
Soffits								
Wood	100%	Now	\$24,100	2030	\$24,100	5	\$2,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof Eaves</i>								
Interior								
Floors								
Sheet Vinyl/Rubber	40%			2032	\$245,900	5	\$5,000	
Wood	60%	Now	\$33,600	2047	**	5	\$4,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	75%			LIFE	**	5	\$3,500	
Plywood/Hardboard	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$800	
Exposed Struc: Wood	80%			LIFE	**			
Plywood/Hardboard	10%			2042	**	1		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$6,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steps At Side Entrances</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Liquid Filled	100%			2037	**	3	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 70 Ampere 13.2 Kilowatts</i>								
Under 600 Volts								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	**	5	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$200	
Raceway								
Conduit	100%			2042	**	1		
Panelboards								
Molded Case Bkrs	100%			2040	**	5	\$200	
Wiring								
Thermoplastic	100%			2042	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Crawlspace</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$7,400	10	\$500	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Office</i>						
Fluorescent	10%			2032	\$7,400	10	\$500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Office</i>						
Incandescent	80%			2032	\$68,600	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	\$5,500	10	\$700	
Exit, Service	50%			2032	\$1,100	1		
Exterior Lighting								
Incandescent	30%			2032	\$10,600	2		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Four Floodlights</i>						
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2027	\$3,400	1-3	\$700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : Manual Pull Stations And Alarm Bells</i>						

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2062	**	1		
Conversion Equipment								
Furnace	100%			2027	\$20,500	1	\$2,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Furnace Room</i>						
		<i>Explanation : 1 Unit</i>						
Terminal Devices								
Fan Coil Unit/Heat	50%			2037	**	1	\$1,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : Electric Unit Heater</i>						
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	\$5,000	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	\$84,200	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit</i>						
Water Heater With Tanks								
Electric	100%			2027	\$26,400	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit</i>						
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 2012
Area Sq Ft : 20,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$50,200
Interior Architecture		\$780,100
Total		\$830,300
Importance Code A		\$50,200
Importance Code B		\$780,100
Total		\$830,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$48,200			\$900
Interior Architecture	\$31,100	\$12,300	\$400	
Electrical	\$700	\$900	\$700	\$22,600
Mechanical	\$51,400	\$3,900	\$4,100	\$4,500
Site Pavements	\$6,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$141,800	\$21,000	\$9,200	\$32,000
Importance Code A	\$49,200	\$1,000	\$1,000	\$2,200
Importance Code B	\$86,200	\$19,900	\$7,800	\$29,800
Importance Code C	\$6,300		\$400	
Total	\$141,800	\$21,000	\$9,200	\$32,000



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$28,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Base Of Building</i>								
<i>Explanation : Painted Cement Stucco Finish</i>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,700	
Ceramic Tile	1%			2042	**	10	\$200	
Masonry: Brick	69%	Now	\$41,200	LIFE	**	5	\$15,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Classroom One On 1st Floor</i>								
Windows								
Metal Louvers	2%			2041	**	10	\$700	
Wood	96%			2048	**	5	\$54,600	
Wood	2%			2048	**	5	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor Office</i>								
<i>Explanation : Stained Glass Windows</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
Copper/Terne	5%			2067	**	5	\$1,800	
Masonry: Brick	15%			LIFE	**	5	\$1,100	
Masonry: Limestone	75%			LIFE	**	5	\$7,000	
Roof								
Clay Tile	93%			2052	**	10	\$50,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually A Faux Clay Tile Made Of Metal</i>								
Skylight, Metal/Glass	7%			2052	**	10	\$12,600	
Soffits								
Masonry: Limestone	100%	Now	\$7,000	LIFE	**	5	\$200	
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Main Entry Portico</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entry Portico</i>								
Interior								
Floors								
Carpet	20%			2031		3	\$9,300	
Cast in Place Concrete	10%			LIFE	**	5	\$6,800	
Poured Epoxy/Resin	40%			2030			\$780,100	
Vinyl Tile	15%			2037	**	3	\$1,800	
Wood	15%	0-2	\$31,100	2047	**	5	\$4,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Flanking Gathering Rooms And Various Offices</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flanking Gathering Rooms And Various Offices</i>								
<i>Explanation : Original Herringbone Flooring</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$900	
Gypsum Board	95%			LIFE	**	5	\$9,900	
Ceilings								
AcousTileSusp.Lay-In	55%			2045	**	5	\$17,100	
Exposed Struc: Concrete	35%			LIFE	**	5	\$1,700	
Gypsum Board	10%			LIFE	**	5	\$3,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2037	**			
Masonry: Granite	10%			LIFE	**			
Parking/Driveway								
Asphalt	100%	2-4	\$6,300	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Areas</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room/ Ground Floor</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Transformers								
Liquid Filled	100%			2045	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	**	5	\$500	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$500	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	**			
Ground								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen Ground Level</i>								
<i>Explanation : Ground Observed</i>								
Lighting								
Interior Lighting Fluorescent	3%			2037	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Fluorescent	90%			2037	**	10	\$17,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2037	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	5%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,500	
Exit, Battery	50%			2037	**	10	\$700	
Exterior Lighting								
LED	30%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3 LED Light Fixtures Controlled Via Photocell</i>								
No Component	70%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2037	**	1	\$3,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$3,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2052	**	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2045	**	1	\$10,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2048	**	4	\$1,500	
Terminal Devices								
Air Handler	20%			2037	**	1	\$2,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Heat Recovery Ventilating Unit Observed</i>								
Fan Coil Unit/Heat	80%	Now	\$46,100	2037	**	1	\$4,800	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Three Of 22 Units Broken</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ceiling Plenum</i>								
<i>Explanation : Fan Powered Boxes With Reheat Coil Observed, No Access To Units For Maintenance</i>								
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	100%			2037	**	1	\$9,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$1,500	
Ventilation								
Exhaust Fans Roof	100%			2037	**	2	\$600	
Plumbing								
H/C Water Piping Brass/Copper	100%			2052	**	1		
Water Heater With Tanks Gas Fired	100%			2030	\$19,100	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer No Component Generic	80%			2037	**	1	\$300	
Fixtures Generic	100%							
Vertical Transport								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2052		**	1-2 \$5,800
Chemical System								
	No Component	90%						
	Generic	10%			2030	\$9,100		1-3 \$8,100

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 2012
Area Sq Ft : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 75 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$309,200	
Interior Architecture		\$918,000
Electrical		\$98,100
Total	\$309,200	\$1,016,100
Importance Code A	\$309,200	
Importance Code B		\$279,600
Importance Code C		\$736,600
Total	\$309,200	\$1,016,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$15,300		\$1,200	
Interior Architecture	\$48,200	\$77,800	\$4,800	\$7,200
Electrical	\$47,500	\$1,200	\$1,100	\$1,300
Mechanical	\$2,400	\$1,900	\$2,100	\$7,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$117,400	\$84,800	\$13,100	\$20,100
Importance Code A	\$16,100	\$600	\$1,800	\$600
Importance Code B	\$62,400	\$84,200	\$11,300	\$19,500
Importance Code C	\$38,900			
Total	\$117,400	\$84,800	\$13,100	\$20,100



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%	Now	\$61,800	2049	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Porch - West Facade</i>								
Stucco Cement	90%	4+	\$183,000	2034	**	5	\$28,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel Framed Building With Hollow Terra Cotta Infill</i>								
Windows								
Aluminum	50%			2051	**	5	\$2,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Windows</i>								
Wood	50%	Now	\$64,400	2054	**	5	\$12,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Parapets								
Copper/Terne	100%			2049	**	5	\$28,700	
Roof								
Clay Tile	70%			2039	**	10	\$5,500	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Copper/Terne	5%			2044	**	10	\$1,000	
Sloped Glazing	25%			LIFE	**	5	\$26,000	
Interior								
Floors								
Carpet	45%			2030	\$170,700	3	\$17,300	
Carpet	20%			2025	\$75,900	3	\$5,800	
Ceramic Tile	15%			2032	\$181,400	5	\$2,900	
Ceramic Tile	15%			2042	**	5	\$2,900	
Terrazzo	5%	0-2	\$5,000	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor Connection To Tunnel</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Asset # : 13435

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

Interior

Interior Walls

Ceramic Tile	40%	0-2	\$36,800	2032	\$736,600	5	\$6,000
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Boiler Room

Concrete Masonry Unit	10%			LIFE	**	5	\$1,200
Gypsum Board	45%			LIFE	**	5	\$8,100
Plaster	5%	Now	\$2,000	LIFE	**	5	\$400

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

Location : Boiler Room

Ceilings

AcousTileSusp.Lay-In	50%			2046	**	5	\$9,600
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Other Observation, Extent : Moderate, Area Affected : 25%

Location : Second Floor

Explanation : Luminous Panels

Ceramic Tile	10%			LIFE	**	5	\$1,200
Gypsum Board	10%			LIFE	**	5	\$2,400
Plaster	30%			LIFE	**	5	\$3,600

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2049	**		
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2042	**		
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Parking/Driveway

Asphalt	100%			2038	**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2049	**	5	\$300
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2049	**	5	\$300
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Raceway

Conduit	50%			2029	\$9,000	1	
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Conduit	50%			2049	**	1	
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Panelboards

Fused Disc Sw	10%			2045	**	5	
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Molded Case Bkrs	30%			2028	\$13,400	5	\$100
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Molded Case Bkrs	60%			2045	**	5	\$200
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$4,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$6,700	1		
Thermoplastic	50%			2049	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	45%			2029	\$98,100	10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2034	**	10	\$5,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Fluorescent	5%			2034	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,500	
Exit, Service	50%			2034	**	1		
Alarm								
Security System								
Generic	100%			2034	**	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2024	\$33,400	1-3	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%			2034	**	1	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ceiling</i>						
		<i>Explanation : Gas Furnace Units Serve Second Floor Only</i>						
Hot Water Boiler	50%			2042	**	1	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Hydronic Loop Serves First Floor Only</i>						
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$3,600	
Hot Wtr Piping/Pump	50%			2037	**	4	\$500	
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	50%			2034	**			
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Ceiling</i>						
Window/Wall Unit	10%			2027	\$5,400	1		
No Component	40%							
Terminal Devices								
Fan Coil - 4 Pipe	100%			2034	**	1	\$4,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2055	**	4	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter Of The Building</i>						
		<i>Explanation : Leaders And Gutters</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**

Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2049	* *	1-5	\$3,200	

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.180 / 983 **Yr Built/Renovated** : 1930 / 2013
Area Sq Ft : 14,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical	\$34,000	
Total	\$34,000	
Importance Code B	\$34,000	
Total	\$34,000	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$48,300			\$3,200
Interior Architecture		\$9,200	\$500	
Electrical	\$400	\$500	\$500	\$15,600
Mechanical	\$1,500	\$1,300	\$2,300	\$1,300
Site Pavements	\$36,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,700	\$14,900	\$7,200	\$24,000
Importance Code A	\$49,000	\$700	\$700	\$4,100
Importance Code B	\$5,200	\$14,200	\$6,500	\$19,900
Importance Code C	\$36,500			
Total	\$90,700	\$14,900	\$7,200	\$24,000



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$48,300	LIFE	**	5	\$26,200	
<i>Repairs in Progress, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Adjacent To Front Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Elevations At Base Of Wall</i>								
<i>Other Observation, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Adjacent To Front Entrance</i>								
<i>Explanation : Foundation Waterproofing Installation</i>								
Windows								
Wood	100%			2048	**	5	\$53,600	
Roof								
Asphalt Shingle	95%			2041	**	10	\$5,400	
Copper/Terne	5%			2060	**	10	\$4,300	
Soffits								
Wood	100%			2037	**	5	\$6,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Eaves</i>								
<i>Explanation : None</i>								
Interior								
Floors								
Ceramic Tile	5%			2041	**	5	\$1,000	
Vinyl Tile	95%			2037	**	3	\$7,300	
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$400	
Gypsum Board	98%			LIFE	**	5	\$14,500	
Ceilings								
AcousTileSusp.Lay-In	65%			2045	**	5	\$13,600	
Gypsum Board	35%			LIFE	**	5	\$9,100	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2052	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$23,800	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramp At Entry</i>								
Parking/Driveway								
Asphalt	100%	Now	\$12,700	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Parking Area - West Side</i>								
<i>Potholes, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side</i>								
Activity Yard								
Rubber Matting	100%			2037	**			

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes Fed From FDNY.</i>							
Switchgear / Switchboard								
Fused Disc Sw	20%			2052	**	5		
Molded Case Bkrs	80%			2052	**	5	\$300	
Raceway								
Conduit	50%			2032	\$2,500	1		
Conduit	50%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2031	\$600	5		
Molded Case Bkrs	45%			2031	\$5,000	5	\$200	
Molded Case Bkrs	50%			2048	**	5	\$200	
Wiring								
Thermoplastic	50%			2032	\$5,100	1		
Thermoplastic	50%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$34,000	10	\$3,900	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Police Precinct Office</i>							
Fluorescent	60%			2037	**	10	\$7,900	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Grace Foundation Area</i>							
Fluorescent	10%			2037	**	10	\$1,300	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby</i>							
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,700	
Exit, LED	50%			2060	**	1		
Exterior Lighting								
LED	30%			2037	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 8 LED Light Fixtures</i>							
No Component	70%							

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.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

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

Alarm

Security System

No Component

70%

Generic

30%

2037

* *

1

\$1,600

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2040

* *

1-3

\$2,600

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

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2045

* *

1

\$7,100

*Other Observation, Extent : N/A, Area Affected : 50%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2048

* *

4

\$1,100

Terminal Devices

Convactor/Radiator

100%

2045

* *

1

\$4,600

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Split Unit

100%

2037

* *

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$8,000

Exhaust Fans

Interior

100%

2037

* *

2

\$400

Plumbing

H/C Water Piping

Brass/Copper

50%

2052

* *

1

Galvanized Steel

50%

2045

* *

1

Water Heater With Tanks

Gas Fired

100%

2030

\$19,100

2

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2012
Area Sq Ft : 2,356 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$64,300
Total		\$64,300
Importance Code A		\$64,300
Total		\$64,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$18,600	\$100		\$800
Interior Architecture	\$5,700			
Electrical				\$100
Mechanical	\$400	\$200	\$300	\$200
Total	\$24,700	\$300	\$300	\$1,100
Importance Code A	\$18,800	\$300	\$200	\$1,000
Importance Code B	\$100		\$100	
Importance Code C	\$5,700			
Total	\$24,700	\$300	\$300	\$1,100



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	4+	\$1,400	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Base</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Base</i>								
Masonry: Brick Cavity	80%	Now	\$15,900	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Door Thresholds</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
Metal Panel	10%			2042	**	5-10	\$2,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$700	
Windows								
Aluminum	75%			2040	**	5		
Metal Louvers	25%			2035	**	10	\$100	
Roof								
Built-Up (BUR)	100%	0-2	\$1,300	2032	\$64,300			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$2,900	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$7,500	
Interior Walls								
Cast in Place Concrete	35%			LIFE	**			
Concrete Masonry Unit	65%	Now	\$5,700	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade Wall</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Sill Plates Of Window Walls And South East Corner</i>								
Ceilings								
Exposed Struc: Concrete	90%			LIFE	**	5	\$200	
Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Parking/Driveway								
Asphalt	100%			2041	**			

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>							
<hr/>								
Transformers								
Liquid Filled	100%			2045	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : No Available Nameplate Ratings</i>							
<hr/>								
Raceway								
Conduit	100%			2052	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	100%			2052	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2037	**	5		
Locally Mounted	50%			2045	**	5		
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible Covered With Insulation</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2040	**	10	\$1,800	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	15%			2037	**	10		
<hr/>								
Egress Lighting								
Emergency, Service	80%			2037	**	1		
Exit, Service	20%			2037	**	1		
<hr/>								
Exterior Lighting								
HID	25%			2037	**	10		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Operated Via Photocell</i>							
No Component	75%							
<hr/>								
Alarm								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

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

Alarm

Security System

No Component

90%

Generic

10%

2037

* *

1

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside**Explanation : Surveillance Camera Serves Robizek*

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2052

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Underground Vault**Explanation : Two 25,000 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$2,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Power Plant**Explanation : 3 Units*

Distribution

Central Plant Steam

100%

Piping/Pmp

2042

* *

4

\$100

Terminal Devices

Unit Heater - Steam

100%

2032

\$15,000

4

\$300

Ventilation

Exhaust Fans

Wall Unit

100%

2032

\$1,100

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2052

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993
Area Sq Ft : 21,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$552,600	
Interior Architecture	\$612,600	
Electrical	\$271,100	\$100,300
Mechanical		\$644,900
Total	\$1,436,400	\$745,200
Importance Code A	\$552,600	
Importance Code B	\$773,300	\$745,200
Importance Code C	\$110,400	
Total	\$1,436,400	\$745,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$38,700		\$300	\$10,700
Interior Architecture	\$47,200	\$4,500		\$4,700
Electrical	\$200	\$300	\$300	\$43,700
Mechanical	\$1,000	\$1,400	\$1,000	\$37,400
Site Pavements	\$11,300			
Total	\$98,300	\$6,100	\$1,600	\$96,500
Importance Code A	\$38,700		\$300	\$10,700
Importance Code B	\$48,400	\$5,400	\$1,300	\$85,700
Importance Code C	\$11,300	\$800		
Total	\$98,300	\$6,100	\$1,600	\$96,500



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,600	
Stucco Cement	90%	Now	\$212,700	2037	**	5	\$42,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel Framed Building With Hollow Terra Cotta Block Infill</i>								
Wood	5%	Now	\$27,100	2037	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormers</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormers</i>								
Windows								
Aluminum	8%			2031		5	\$700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Connecting Tunnel</i>								
Wood	92%	Now	\$213,400	2057	**	5	\$39,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Copper/Terne	90%			2052	**	5	\$16,100	
Masonry: Brick	10%	Now	\$5,200	LIFE	**	5	\$400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Low Parapet Walls At Connecting Tunnel</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	82%	Now	\$126,500	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations At Attic Dormers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Gutters Very Problematic During Storms</i>								
Copper/Terne	5%			2047	**	10	\$2,700	
Modified Bitumen	8%	Now	\$6,400	2032	\$21,200			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Connector Tunnel</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Connector Tunnel</i>								
Skylight, Metal/Glass	5%			2042	**	10	\$3,600	
Interior								
Floors								
Carpet	20%	Now	\$47,200	2028	\$117,900	3	\$8,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Flood Damage From Broken Water Pipe</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	10%			2035	**	5	\$3,000	
Vinyl Tile	45%	Now	\$124,300	2042	**	3	\$5,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Flood Damage From Broken Water Pipe</i>								
Wood	20%	Now	\$119,300	2047	**	5	\$5,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Fourth Floor And Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fourth Floor And Stairs</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Flood Damage From Broken Water Pipe</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset # : 978

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

Interior

Interior Walls

	Ceramic Tile	5%			2035	**	5	\$1,500
	Glass: Single Pane	5%			LIFE	**	5	\$1,100
	Gypsum Board	15%			LIFE	**	5	\$2,700
	Plaster	67%	Now	\$110,400	LIFE	**	5	\$6,100

Broken/Missing Elements, Extent : Moderate, Area Affected : 35%

Location : Fourth Floor And Stairs

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : Fourth Floor - Infiltration From Storm Drain Issues

	Wood	8%			LIFE	**	5	\$9,700
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Ceilings

	AcousTileSusp.Lay-In	15%			2045	**	5	\$4,500
	Plaster	85%	Now	\$258,600	LIFE	**	5	\$15,800

Broken/Missing Elements, Extent : Moderate, Area Affected : 35%

Location : Throughout

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : Infiltration From Storm Drain Issues

Other Observation, Extent : Moderate, Area Affected : 30%

Location : Throughout

Explanation : Flood Damage From Broken Water Pipe

Site Enclosure

Fence/Gates

	Chain Link	100%			2042	**		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Parking Area

Explanation : Installed Above Retaining Wall

Retaining Walls

	Cast in Place Concrete	100%			2052	**		
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Site Pavements

On-Site Walkways

	Cast in Place Concrete	100%			2037	**		
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Parking/Driveway

	Asphalt	100%	Now	\$11,300	2035	**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Parking Area

Potholes, Extent : Moderate, Area Affected : 2%

Location : Parking Area

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

Under 600 Volts

Raceway

	Conduit	100%			2032	\$46,100	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset # : 978

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	50%			2040	**	5	\$300	
Molded Case Bkrs	50%			2031	\$22,300	5	\$300	
Wiring								
Thermoplastic	50%			2042	**	1		
Thermoplastic	50%			2032	\$32,600	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2032	\$67,800	10	\$3,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
Fluorescent	80%			2027	\$271,100	10	\$14,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	\$18,700	10	\$2,400	
Exit, Battery	50%			2032	\$15,800	10	\$700	
Exterior Lighting								
HID	20%			2027	\$22,600	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : On Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2027	\$6,300	1-3	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2032	\$3,100	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building 15</i>								
<i>Explanation : From New Power Plant</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2028	\$13,400	5	\$1,200
Distribution								
	Steam Piping/Pump	100%			2032	\$178,400		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam Piping Is Beyond Useful Life Cycle Limit</i>								
Terminal Devices								
	Convactor/Radiator	100%			2030	\$182,100	1	\$6,400
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2040	**	1	
Conversion Equipment								
	Window/Wall Unit	40%			2027	\$33,800	1	
	No Component	60%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2030	\$284,400	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Domestic Hot And Cold Water Distribution Piping Are Beyond Their Useful Life Cycle Limit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.</i>								
<i>Explanation : Copper Leaders And Gutters</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2052	**	1-5	\$10,000

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$2,500		
Interior Architecture				
Electrical				
Total		\$2,500		
Importance Code A		\$2,500		
Importance Code B				
Total		\$2,500		



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Metal Panel	100%			2045	**	10	\$2,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underside Of Canopy Roof</i>								
<i>Explanation : None</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$1,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Fence</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	3		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Two 1,200 Amperes, 13.8 Kilovolts</i>								
Transformers								
Liquid Filled	100%			2037	**	3		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	3		
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Raceway								
Conduit	100%			2042	**	1		
Panelboards								
Molded Case Bkrs	100%			2040	**	5		
Wiring								
Thermoplastic	100%			2042	**	1		

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Lighting	Exterior Lighting							
	Fluorescent	25%			2032	\$600	10	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Under The Shed</i>						
	No Component	75%						

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.260 / 64 **Yr Built/Renovated** : 1973 / 2012
Area Sq Ft : 7,573 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$115,400
Mechanical		\$200,800
Total		\$316,200
Importance Code A		\$115,400
Importance Code B		\$200,800
Total		\$316,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$41,400	\$1,000		\$7,900
Interior Architecture	\$14,700	\$1,000	\$300	\$1,300
Electrical	\$200	\$200	\$200	\$200
Mechanical	\$1,200	\$1,100	\$1,800	\$1,100
Site Pavements				
Total	\$57,500	\$3,300	\$2,200	\$10,400
Importance Code A	\$41,400	\$1,000		\$7,900
Importance Code B	\$16,100	\$2,300	\$2,200	\$2,500
Importance Code C				
Total	\$57,500	\$3,300	\$2,200	\$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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$12,700	
Metal Panel	10%			2052	**	5-10	\$11,600	
Window Wall	15%			2052	**	5	\$9,500	
Windows								
Aluminum	70%			2048	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Aluminum	30%			2040	**	5	\$2,000	
Roof								
Clay Tile	40%	Now	\$33,600	2052	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Middle Chapel</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Middle Chapel</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2060	**	10	\$3,000	
Modified Bitumen	40%			2032	\$115,400	10	\$9,400	
<i>Alligatoring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	15%			LIFE	**	5	\$47,200	
Soffits								
Stucco Cement	100%	0-2	\$7,800	2037	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Roof Overhang</i>								
Interior								
Floors								
Ceramic Tile	5%			2041	**	5	\$600	
Panel/Paver: Cer/Brk	25%			2048	**	5	\$6,400	
Vinyl Tile	70%			2037	**	3	\$3,000	
Interior Walls								
Folding Partition	10%			2048	**	5	\$2,200	
Masonry: Brick	90%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2037	**	5	\$2,500	
Exposed Struc: Wood	60%	Now	\$11,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Middle Chapel Ceiling Adjacent To Exterior Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Middle Chapel Ceiling Adjacent To Exterior Wall</i>								
Gypsum Board	5%			LIFE	**	5	\$800	
Plaster	15%	Now	\$3,200	LIFE	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connector Corridor</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%			2045	**			
Panel/Paver: Cer/Brk	5%			2048	**	5	\$300	

Parking/Driveway

Asphalt	100%			2041	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Raceway

Conduit	100%			2042	**	1		
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Panelboards

Molded Case Bkrs	100%			2040	**	5	\$200	
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Wiring

Thermoplastic	100%			2042	**	1		
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Motor Controllers

Locally Mounted	100%			2037	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	10%			2032	\$6,000	10	\$700	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Greenhouse

Fluorescent	10%			2032	\$6,000	10	\$700	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Incandescent	80%			2032	\$43,300	2	\$100	
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Egress Lighting

Emergency, Battery	50%			2032	\$7,100	10	\$900	
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Exit, Battery	50%			2032	\$4,900	10	\$300	
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Alarm

Security System

No Component	50%							
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Generic	50%			2037	**	1	\$1,400	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways

Explanation : CCTV Surveillance Cameras

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2042	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	90%			2032	\$143,400	1	\$4,200	
Convactor/Radiator	10%			2037	**	1	\$200	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2042	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Robitzek Building</i>						
		<i>Explanation : Chilled Water From Main Chillers</i>						
Conversion Equipment								
Split Unit	35%			2037	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Side Yard</i>						
		<i>Explanation : 6 Units. The Heat Pumps Serve The Green House Portion Of The Building</i>						
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	\$57,500	1	\$4,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	100%			2037	**	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2045	**	1		
Water Heater With Tanks								
Electric	100%			2030	\$26,400	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2052	**	1-2	\$2,100	

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

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

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

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : VANDERBILT MEDICAL CENTER
Address : 165 VANDERBILT AVE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0022.000 / 15088 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 18,468 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 534 **Lot** : 61 **BIN** : 5013954

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		\$74,700
Total		\$74,700
Importance Code B		\$74,700
Total		\$74,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$2,500			
Interior Architecture	\$11,000	\$4,000		
Electrical	\$500	\$800	\$500	\$2,800
Mechanical	\$800	\$800	\$2,200	\$800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$22,700	\$13,500	\$10,600	\$11,500
Importance Code A	\$2,500			
Importance Code B	\$20,300	\$13,100	\$10,600	\$11,500
Importance Code C		\$400		
Total	\$22,700	\$13,500	\$10,600	\$11,500



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

HEALTH AND HOSPITALS CORP. - 819
VANDERBILT MEDICAL CENTER
Asset # : 15088

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$16,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually A Thin Brick On Metal Stud Wall Assembly. This Is A Modular Building.</i>								
Metal Panel	5%			2058	**	5-10	\$6,600	
Window Wall	10%			2058	**	5	\$7,200	
Windows								
Aluminum	100%			2054	**	5	\$1,900	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually A Thin Brick On Metal Stud Wall Assembly. This Is A Modular Building.</i>								
Metal Panel	5%			2058	**	5	\$400	
Metal Rail	10%			2049	**	5-10	\$3,900	
Roof								
Modified Bitumen	100%			2040	**	10	\$27,000	
Soffits								
Metal Panel	100%			2058	**	5-10		
Interior								
Floors								
Ceramic Tile	5%			2045	**	5	\$1,300	
Poured Epoxy/Resin	5%			2031			\$74,700	
Vinyl Tile	90%			2040	**	3	\$8,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Actually A Luxury Vinyl Tile Product.</i>								
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$900	
Gypsum Board	95%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	88%			2049	**	5	\$22,100	
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$3,100	
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	**			
On-Site Walkways								
Cast in Place Concrete	100%			2049	**			
Parking/Driveway								
Asphalt	100%			2045	**			

Note : 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
VANDERBILT MEDICAL CENTER
Asset # : 15088

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2000 Ampere Main Switch</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2052	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$500	
<hr/>								
Wiring								
Thermoplastic	100%			2052	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : In Crawl Space</i>						
		<i>Explanation : Inaccessible</i>						
<hr/>								
Lighting								
Interior Lighting								
LED	100%			2037	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Occupancy Sensors Observed</i>						
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,200	
Exit, LED	50%			2060	**	1		
<hr/>								
Exterior Lighting								
LED	30%			2037	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Controlled Via Timer And Photocell</i>						
<hr/>								
No Component	70%							
<hr/>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2060	**	5	\$300	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$2,100	
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$3,400	

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.

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

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

HEALTH AND HOSPITALS CORP. - 819
VANDERBILT MEDICAL CENTER
Asset # : 15088

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2058	**	1		
Natural Gas	90%			2058	**	1		
Air Conditioning								
Energy Source								
Electricity	100%			2054	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2037	**	2	\$1,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Units.</i>						
Split Unit	5%			2040	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Main Distribution Frame (MDF) Room</i>						
		<i>Explanation : 2 Units.</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,300	
Exhaust Fans								
Interior	20%			2037	**	2	\$100	
Roof	80%			2037	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2058	**	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$17,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Not Accessible	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Elevator Pit</i>						
		<i>Explanation : 2 Units.</i>						
Backflow Preventer								
Generic	100%			2040	**	1	\$1,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Plumbing Room 117</i>						
		<i>Explanation : 2 Water Mains.</i>						
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
VANDERBILT MEDICAL CENTER
Asset # : 15088

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 1st To 2nd Floor</i> <i>Explanation : 2 Units.</i>									
Fire Suppression	Sprinkler								
	Generic	100%			2058		**	1-2	\$5,200

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Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 24,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$511,300	
Interior Architecture		\$392,800
Electrical		\$162,700
Mechanical		\$1,083,900
Total	\$511,300	\$1,639,400
Importance Code A	\$511,300	
Importance Code B		\$1,246,600
Importance Code C		\$392,800
Total	\$511,300	\$1,639,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$39,200			
Interior Architecture	\$14,700		\$8,000	
Electrical	\$700	\$600	\$600	\$700
Mechanical	\$7,800	\$14,100	\$9,800	\$7,700
Site Enclosure	\$17,800			
Site Pavements	\$4,700			
Total	\$85,000	\$14,700	\$18,400	\$8,400
Importance Code A	\$39,200			
Importance Code B	\$34,600	\$14,700	\$17,500	\$8,400
Importance Code C	\$11,200		\$1,000	
Total	\$85,000	\$14,700	\$18,400	\$8,400



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

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$7,800	
Weathering Steel	80%	Now	\$281,700	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gasketed Joints Eroding</i>								
Windows								
Aluminum	100%	Now	\$160,500	2038	**	5	\$3,300	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Seals Failed</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$100	
Weathering Steel	90%	Now	\$5,100	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
Roof								
Metal Panel	35%	4+	\$14,300	2043	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Canted Returns, Lower Roof</i>								
Single Ply Membrane	60%	Now	\$69,100	2035	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Above Conference Rooms</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Pitch Pockets</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium At Pitch Pockets And Conference Room</i>								
Skylight, Metal/Glass	5%	Now	\$19,700	2050	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Hallway</i>								
Soffits								
Weathering Steel	100%			LIFE	**	1		
Interior								
Floors								
Carpet	35%			2029	\$192,900	3	\$16,000	
Terrazzo	20%			LIFE	**	5	\$4,800	
Vinyl Tile	45%			2035	**	3	\$5,100	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Fabric on Framing	10%			2031	\$392,800	5	\$1,900	
Gypsum Board	60%	Now	\$6,500	LIFE	**	5	\$13,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Second Floor Hallway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium, Second Floor Hallway</i>								
Plaster	28%			LIFE	**	5	\$3,200	
Ceilings								
Gypsum Board	75%	Now	\$8,200	LIFE	**	5	\$28,600	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Auditorium, Second Floor Hallway</i>								
Plaster	25%			LIFE	**	5	\$4,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Concrete Masonry Unit	100%	0-2	\$17,800	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Sidewalk</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Pavers/Stone	100%	Now	\$4,700	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Sidewalk</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Sidewalk</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$600	
Wiring								
Thermoplastic	100%			2040	**	1		
Lighting								
Interior Lighting								
Fluorescent	70%			2030	\$162,700	10	\$13,100	
HID	20%			2030	\$41,700	10	\$100	
LED	10%			2035	**			

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

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

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

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

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

Lighting

Egress Lighting

Emergency, Service

50%

2030

\$6,400

1

Exit, Service

50%

2030

\$3,500

1

Exterior Lighting

HID

20%

2030

\$23,500

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : Operated Via Timer*

No Component

80%

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$1,800

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2030

\$19,500

1-3

\$4,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Served By System In Main Building*

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

Heating

Distribution

Hot Wtr Piping/Pump

40%

2038

* *

4

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent To Auditorium**Explanation : From Main Building*

Central Plant Steam

60%

2040

* *

4

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent To Auditorium**Explanation : From Main Building*

Terminal Devices

Air Handler

60%

2030

\$235,000

1

\$7,600

Fan Coil Unit/Heat

40%

2030

\$206,400

1

\$2,600

Air Conditioning

Distribution

CW & CHW Wtr

100%

2050

* *

4

\$1,000

Pipe/Pump

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent To Auditorium**Explanation : From Main Building*

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

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

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	60%			2030	\$242,300	1	\$7,600
	Fan Coil - 4 Pipe	40%			2030	\$316,700	1	\$2,600
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,400
Exhaust Fans								
	Interior	100%			2035	**	2	\$600
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2043	**	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Chemical System								
	Generic	100%			2028	\$83,400	1-3	\$74,400

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.
Maintenance \$ are aggregated over a 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 : 14-Oct-2022

HEALTH AND HOSPITALS CORP. - FY 2023

Asset Name : WOODHULL MEDICAL CENTER MAIN BLDG.
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,9,10
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$22,443,900	\$4,213,900
Interior Architecture	\$7,077,100	\$37,030,700
Electrical	\$1,060,800	\$5,436,900
Mechanical	\$24,025,600	\$47,388,800
Site Pavements	\$91,500	
Total	\$54,698,900	\$94,070,200
Importance Code A	\$22,443,900	\$4,213,900
Importance Code B	\$31,106,900	\$83,120,000
Importance Code C	\$1,148,100	\$6,736,400
Total	\$54,698,900	\$94,070,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$145,600	\$54,000		
Interior Architecture	\$125,800		\$38,700	\$125,800
Electrical	\$109,800	\$129,000	\$123,600	\$126,900
Mechanical	\$469,000	\$567,700	\$522,300	\$578,700
Site Enclosure	\$39,000			
Site Pavements	\$64,700			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$1,092,000	\$888,900	\$822,800	\$969,600
Importance Code A	\$239,900	\$151,100	\$94,300	\$94,300
Importance Code B	\$827,900	\$737,800	\$728,500	\$875,300
Importance Code C	\$24,300			
Total	\$1,092,000	\$888,900	\$822,800	\$969,600



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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2035	**	10	\$38,700	
Masonry: Brick	25%			LIFE	**	5	\$206,500	
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South And North Entrance</i>								
Metal Panel	3%	4+	\$33,600	2040	**	5	\$46,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Courtyard Areas</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$134,300	
Weathering Steel	45%	Now	\$10,089,200	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Intersection With Ground</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gasketed Joints Eroding, Panels Corroding; Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking</i>								
Window Wall	20%	Now	\$2,564,900	2040	**	5	\$309,800	
<i>Glazing Clouded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Wall Of 10 Story Wing And Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Stair Near Entrance</i>								
Windows								
Aluminum	88%	Now	\$6,629,100	2055	**	5	\$68,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Seals Failing</i>								
Glass Block	2%			LIFE	**	5	\$1,900	
Metal Louvers	10%			2033		10	\$96,600	

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Masonry: Brick	20%			LIFE	**	5	\$12,400	
Metal Panel	15%	4+	\$77,600	2040	**	5	\$18,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Rail	20%	Now	\$42,700	2035	**	5	\$88,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Pitch Pockets And Bottom Rail</i>								
Metal: Cage/Fence	10%	Now	\$30,300	2035	**	5	\$20,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Courtyards</i>								
Weathering Steel	30%	Now	\$99,000	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Wing At West Side</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	22%	Now	\$22,100	LIFE			* *	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Exterior Parking Area</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Expansion Joint At Entrance To Garage Platform</i>							
IRMA/Protected Membrane	35%	Now	\$746,300	2035			* *	
	<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Perimeter Blocks</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Between Paver Blocks And At Roof Drains</i>							
	<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
	<i>Location : 10th Floor Roof</i>							
	<i>Explanation : Roof Drains Leaking</i>							
Metal Panel	5%	4+	\$6,600	2035			* *	
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Staining</i>							
Modified Bitumen Play Surface	5%			2038			* *	\$22,000
	3%	Now	\$10,300	2035			* *	
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Central Activity Roof</i>							
Single Ply Membrane	20%	Now	\$738,500	2030	\$1,846,400			
	<i>Adhesion Failure, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Northwest Tower</i>							
	<i>Ponding, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Adjacent To Stair Core 6b At 10 Story Wing</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Stair Core 6b</i>							
Sloped Glazing	10%	Now	\$1,499,300	LIFE			* *	\$587,500
	<i>Glazing Clouded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Third Floor In Spiral Staircase</i>							
Soffits								
Metal Panel	25%			2040			* *	\$56,100
Weathering Steel	75%			LIFE			* *	1

Interior

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$677,300	
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Garage</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Basement</i>								
<i>Repairs in Progress, Extent : N/A, Area Affected : 20%</i>								
<i>Location : At Floor Drains In Fourth Floor Garage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gas, Water, Firepump And Boiler Rooms</i>								
<i>Explanation : Staining From Water Infiltration</i>								
Ceramic Tile	5%			2026	\$4,462,600	5	\$77,400	
Quarry Tile	5%			2035	**	5	\$116,100	
Terrazzo	5%			LIFE	**	5	\$60,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	65%			2030	\$28,424,500	3	\$503,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Hallways</i>								
Interior Walls								
Cast in Place Concrete	5%	4+	\$158,300	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Below Emergency Room Ramp</i>								
Ceramic Tile	5%			2033	\$5,728,200	5	\$101,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$81,500	
Gypsum Board	60%	Now	\$349,700	LIFE	**	5	\$733,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Third Floor Near Recovery Room</i>								
Masonry: Brick	5%	Now	\$396,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Stair Near Main Entrance</i>								
Plaster	15%	Now	\$152,000	LIFE	**	5	\$91,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : A Corridor Block 1 And 3</i>								

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	28%	Now	\$284,300	2035	* *	5	\$216,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Tenth Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Tenth Floor</i>								
Exposed Struc: Concrete	5%	Now	\$590,800	LIFE	* *	5	\$12,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Below Emergency Room Ramp</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Gas, Water, Fire Pump, And Boiler Room Below Emergency Room Ramp</i>								
Exposed Struc: Steel	12%			LIFE	* *			
Exposed Struc: Steel	3%	Now	\$227,400	LIFE	* *			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.</i>								
Gypsum Board	27%	Now	\$149,000	LIFE	* *	5	\$520,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Third Floor Under Ramp</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor Under Ramp, Throughout</i>								
Metal Panel	10%	Now	\$104,500	LIFE	* *	5	\$192,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th Floor Parking Garage</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of 4th Floor Parking Garage.</i>								
Plaster	15%	Now	\$143,900	LIFE	* *	5	\$144,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : A Corridor Block 1 And 3</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Brick	100%	2-4	\$39,000	2050	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : East Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$40,400	2035	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	70%	2-4	\$9,000	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	30%	Now	\$15,300	2039		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Emergency Room Ramp</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Emergency Room Ramp</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Emergency Room Ramp</i>								
Parking/Driveway								
Asphalt	100%	2-4	\$91,500	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2050		**	5	\$2,800
<i>On Extended Life, Extent : Light, Area Affected : 50%</i>								
<i>Location : Utility Vault Suspected To Collapse Since 2004</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 5,000 Ampere Feeds Normal Side Of Emergency Power System Via Manual Transfer Switches</i>								
Air Circuit Breaker	50%			2050		**	5	\$2,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 4,000 Ampere Feeds Bus Ducts</i>								
Transformers								
Dry Type	80%			2035		**	5	\$3,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Every Floor</i>								
<i>Explanation : Three 300 Kilovolt-ampere</i>								
Dry Type	20%			2035		**	5	\$800
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One 112.5 And 45 Kilovolt-ampere For Fire Alarm</i>								
Switchgear / Switchboard								
Air Circuit Breaker	40%			2050		**	5	\$2,200
Fused Disc Sw	60%			2040		**	5	\$2,700

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

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									
Raceway									
	Busway	50%			2035	**	1		
	Conduit	50%			2040	**	1		
Panelboards									
	Fused Disc Sw	20%			2046	**	5	\$4,900	
	Molded Case Bkrs	80%	Now	\$23,800	2029	\$1,191,700	5	\$11,100	
<i>Mech. Misoperation, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Explanation : Underground Water Trips Power To Stairs 1, 2 And 3</i>									
Wiring									
	Thermoplastic	100%			2040	**	1		
Motor Controllers									
	Locally Mounted	70%			2028		5	\$5,000	
	Motor Control Center	20%			2028	\$535,700	5	\$5,800	
	Variable Frequency Drive	10%			2043	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$15,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Flushing Avenue Water Main</i>									
<i>Explanation : Main Water Pipe</i>									
Stand-by Power									
Transfer Switches									
	Automatic	40%			2028	\$128,800	1	\$130,200	
	Automatic	60%	4+	\$9,700	2043	**	1	\$175,800	
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Outdoor Side Yard Enclosures</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Outdoor Side Yard Enclosures</i>									
<i>Explanation : Evidence Of Water Infiltration Observed Inside The Enclosure Of The Parallelling Switchgear</i>									

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WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	40%			2026		1	\$163,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room In Basement</i>						
		<i>Explanation : Two 1,500 Kilowatt</i>						
Diesel	20%			2033		1	\$81,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Side Yard</i>						
		<i>Explanation : One 1,000 Kilowatt</i>						
Gasoline	40%			2033		1	\$163,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Side Yard</i>						
		<i>Explanation : Two 1850 Kilowatt</i>						
Batteries								
Lead/Acid	40%			2024	\$1,000	5	\$15,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Serves Indoor Generators</i>						
Lead/Acid	60%			2024	\$1,500	5	\$23,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Side Yard</i>						
		<i>Explanation : Serves Outdoor Generators</i>						
Fuel Storage								
Day Tank	20%			2038	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 275 Gallon</i>						
Day Tank	30%			2038	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outdoor Side Yard</i>						
		<i>Explanation : Three 1,000 Gallon</i>						
Main Tank	20%			2045	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 15,000 Gallon Unit Serves Indoor Generators</i>						
Main Tank	30%			2045	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 4,000 Gallon Units Serve Outdoor Generators</i>						

Lighting

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	85%			2035	**	10	\$824,800	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 3%</i>					
			<i>Location : Throughout</i>					
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%</i>					
			<i>Location : Throughout</i>					
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
Incandescent	5%			2030	\$910,400	2	\$1,200	
LED	10%			2035	**			
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	28%			2035	**	10	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Exterior Perimeter</i>					
			<i>Explanation : Operated By Timer And Photocell</i>					
Incandescent	2%			2030	\$115,900	2		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Exterior Awning</i>					
			<i>Explanation : Operated By Timer And Photocell</i>					
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2033	\$194,000	5	\$4,600	
Alarm								
Security System								
No Component	25%							
Generic	75%	4+	\$152,300	2030	\$1,523,000	1	\$266,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Existing Cameras Obsolete And Not Compatible With New System</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	Now	\$83,700	2030	\$837,100	1-3	\$177,800	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : System Is Addressable However Elevator Recall Not Functioning</i>					

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 150,000 Gallon Capacity Of No. 2 In Underground Tanks</i>						
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2039	**	1	\$104,600	
Steam Boiler	80%			2035	**	1	\$838,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Units/ New Burners</i>						
Distribution								
Hot Wtr Piping/Pump	50%	0-2	\$23,700	2038	**	4	\$26,100	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Mechanical Room</i>						
Central Plant Steam Piping/Pmp	50%	0-2	\$304,200	2040	**	4	\$26,100	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Valves, Boiler Room</i>						
		<i>Steam Traps Faulty, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Various</i>						
Terminal Devices								
Air Handler	50%			2025	\$10,178,600	1	\$327,100	
Convactor/Radiator	20%			2035	**	1	\$68,300	
Fan Coil Unit/Heat	30%			2030	\$8,046,300	1	\$102,500	
Air Conditioning								
Energy Source								
Electricity	80%			2046	**	1		
Steam/HW System	20%			2040	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	20%			2026	\$7,020,100	1	\$229,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units On Extended Life</i>						
Centrifugal, Elec Chiller	75%			2039	**	1	\$858,700	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chiller Plant 4 Units</i>						
Exterior Pkg Unit - Cooling	5%			2030	\$593,100	2	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various</i>						
		<i>Explanation : Split Units</i>						

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Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$174,900	2040	**	4	\$52,100
			<i>Corroded, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various</i>					
	Terminal Devices							
	Air Handler/Cool/Ht	50%			2030	\$10,495,200	1	\$327,100
	Fan Coil - 4 Pipe	50%			2030	\$20,573,800	1	\$170,900
	Heat Rejection							
	Dry Cooler	5%			2030	\$248,200	2	\$36,800
	Water Cooling Tower	95%			2031	\$5,190,900	2	\$1,011,500
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$590,000
	Exhaust Fans							
	Interior	100%	Now	\$479,800	2025	\$4,797,800	2	\$25,900
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Vibration Eliminators</i>					
Plumbing	H/C Water Piping							
	Brass/Copper	100%	Now	\$277,900	2040	**	1	
			<i>Leak Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various</i>					
	Water Heater With Tanks							
	Electric	1%			2028	\$200	4	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : One 85 Gallon And One 50 Gallon</i>					
	No Component	99%						
	HW Heat Exchanger							
	High Temp	100%			2040	**	4	\$156,900
	Sanitary Piping							
	Cast Iron	100%	Now	\$272,500	LIFE	**	1	
			<i>Leak Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various</i>					
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$381,500	LIFE	**	1	
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Parking Garage And Basement</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$22,300
	Sewage Ejector(s)							
	Electric	100%			2030	\$566,400	4	\$42,100

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

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

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

**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
No Component	50%							
Generic	50%			2030	\$241,600	1	\$32,400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Sprinkler</i>						
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ten Units From 1st To 8th Floor, Four Units From 1st To 10th Floor</i>						
		<i>Explanation : 14 Units In Which 4 Units Serve Auditorium</i>						
Hydraulic	10%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2050		**	1-5	\$533,400
Sprinkler								
Generic	100%			2050		**	1-2	\$296,400
Fire Pump								
Generic	100%			2033	\$1,032,900	1	\$197,600	
Chemical System								
No Component	98%							
Generic	2%			2028	\$1,700	1-3	\$1,500	

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HEALTH AND HOSPITALS CORP. - 819

Project : HEALTH & HOSPITALS CORP.

CAPITAL	FY 2024 - 2027		FY 2028 - 2033	
Miscellaneous Buildings	939,400		839,000	
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Miscellaneous Buildings	22,600	18,600	17,400	16,700

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	661,900	28,000
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	244,400	10,300
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	661,900	28,000
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	105,100	4,400
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	105,100	4,400

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