

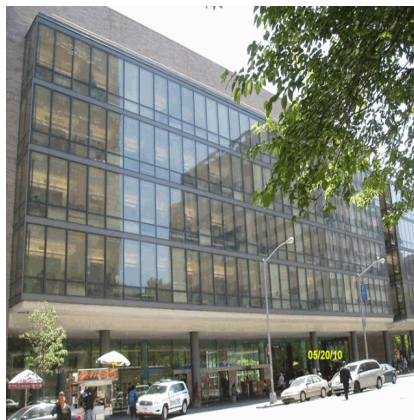
Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 /
Area Sq Ft : 207,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$137,100	\$714,800
Interior Architecture	\$37,700	\$253,200
Electrical		\$2,794,400
Mechanical		\$42,000
Total	\$174,800	\$3,804,400
Priority A	\$137,100	\$714,800
Priority B	\$37,700	\$2,936,900
Priority C		\$152,700
Total	\$174,800	\$3,804,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$15,000		\$41,400	
Interior Architecture			\$38,400	
Electrical	\$27,600	\$30,800	\$48,100	\$28,400
Mechanical	\$39,400	\$53,700	\$45,300	\$62,900
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$111,700	\$114,100	\$202,800	\$121,000
Priority A	\$15,000		\$41,400	
Priority B	\$96,600	\$114,100	\$123,100	\$121,000
Priority C			\$38,400	
Total	\$111,700	\$114,100	\$202,800	\$121,000



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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
BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	47%			LIFE	**	5	\$90,400	A
	Metal Panel	5%			2041	**	5-10	\$66,100	A
	Pre-Cast Concrete	3%			LIFE	**	5	\$18,800	A
	Stucco Cement	7%			2041	**	5	\$33,700	A
	Window Wall	38%			2051	**	5	\$274,200	A
Windows									
	Aluminum	95%			2046	**	5	\$2,600	A
	Metal Louvers	5%			2036	**	10	\$900	A
Parapets									
	Concrete Masonry Unit	35%			LIFE	**	5	\$2,800	A
	Masonry: Brick	35%	Now	\$3,400	LIFE	**	5	\$2,500	A
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Base Flashing Loose On The South Wall.							
	Metal Rail	5%			2041	**	5-10	\$6,400	A
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	A
	Stucco Cement	20%			2041	**	5	\$3,600	A
Roof									
	IRMA/Protected Membrane	65%	Now	\$11,600	2026	**			A
		Paver Block Ballast, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Light, Area Affected : 100%							
		Location : Lower Roof Adjacent To Generator.							
	Sloped Glazing	35%			LIFE	**	5	\$439,200	A
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$27,500	C
	Ceramic Tile	5%			2036	**	5	\$12,600	C
	Granite Panels	25%			LIFE	**	5	\$47,100	C
	Traffic Topping	5%			2026	**	5	\$15,700	C
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement.							
		Explanation : Refers To Epoxy Paint With Sand.							
	Vinyl Tile	60%			2031	**	3	\$56,500	C
Interior Walls									
	Cast in Place Concrete	2%			LIFE	**			C
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Penthouse Wall.							
		Explanation : Wall Location.							
	Ceramic Tile	5%			2036	**	5	\$10,900	C
	Concrete Masonry Unit	5%			LIFE	**	5	\$4,300	C
	Glass: Single Pane	2%			LIFE	**	5	\$3,300	C
	Gypsum Board	81%			LIFE	**	5	\$105,500	C
	Masonry: Brick	5%			LIFE	**			C

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Ceilings									
	AcousTileSusp.Lay-In	30%			2034	* *	5	\$75,400	B
	Exposed Concrete	15%			LIFE	* *	5	\$5,900	B
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement And Mechanical Space.								
	Explanation : Ceiling Location.								
	Exposed Struc: Steel	5%			LIFE	* *			B
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement And Penthouse.								
	Explanation : Ceiling Location.								
	Exposed Struc: Steel	30%			LIFE	* *			B
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : At Entrance Lobby								
	Explanation : Space Frame								
	Gypsum Board	20%			LIFE	* *	5	\$62,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	98%			2047	* *	5	\$700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
	Explanation : Four 4000 Amp. Services: (A,B,C,D)							
Fused Disc Sw	2%			2047	* *	5		B
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Basement							
	Explanation : 600 Amp. Serves: Fire Pump							
Transformers								
Dry Type	100%			2038	* *	5	\$600	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	* *	5	\$800	B
Raceway								
Conduit	100%			2047	* *	1		B
Panelboards								
Fused Disc Sw	20%			2043	* *	5	\$800	B
Molded Case Bkrs	80%			2043	* *	5	\$3,600	B
Wiring								
Thermoplastic	100%			2047	* *	1		B
Motor Controllers								
Locally Mounted	20%			2038	* *	5	\$200	B
Motor Control Center	80%			2038	* *	5	\$3,700	B

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Main Basement							
	Explanation : Water Metal Pipe							
Stand-by Power								
Transfer Switches								
Automatic	98%			2038	* *	1	\$51,200	B
Automatic	2%			2038	* *	1	\$1,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 800 Amp. For Fire Pump.							
Generators								
Diesel	100%			2034	* *	1	\$65,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
	Explanation : One 1000 Kw							
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$37,800	B
Fuel Storage								
Day Tank	50%			2043	* *	5	\$12,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room Penthouse							
	Explanation : One 250 Gallons.							
Main Tank	50%			2036	* *	5	\$1,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 15,000 Gallons. (Shared With Building Z)							
Lighting								
Interior Lighting								
Fluorescent	97%			2029	* *	10	\$150,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 And T-5 Lamps							
HID	3%			2029	* *	10	\$200	B
Egress Lighting								
Emergency, Service	20%			2029	* *	1		B
Exit, Service	80%			2029	* *	1		B
Exterior Lighting								
HID	80%			2029	* *	10	\$400	B
Incandescent	20%			2021	\$20,500	2	\$100	B
Alarm								
Security System								
Generic	100%			2021	\$597,700	1	\$63,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fixed Cameras							

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

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

Alarm

Fire/Smoke Detection
Generic

100%
2021 \$2,046,000 1-3 \$104,600 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Addressable Type.

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

Heating

Energy Source

Utility Steam 100% 2047 * * 1 B

Conversion Equipment

Heat Exchanger 20% 2034 * * 1 \$16,800 B

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Serves Perimeter Heat

Pres. Reducing Valve/LP Steam 80% 2034 * * 5 \$8,100 B

Distribution

Hot Wtr Piping/Pump 20% 2043 * * 4 \$2,500 B

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Serves Perimeter Heat

Steam Piping/Pump 80% 2047 * * 4 \$10,000 B

Terminal Devices

Air Handler 80% 2029 * * 1 \$83,900 B

Convactor/Radiator 20% 2038 * * 1 \$11,000 B

Air Conditioning

Energy Source

Electricity 2% 2043 * * 1 B

No Component 98% D

Conversion Equipment

Ext Pkg Unit - Cooling 2% 2029 * * 2 \$200 B

Other Observation, Extent : Light, Area Affected : 2%
Location : Roof
Explanation : Split Units

No Component 98% D

Distribution

Chilled Wtr Pipe/Pump 100% 2047 * * 4 \$12,500 B

Other Observation, Extent : Light, Area Affected : 100%
Location : Building E
Explanation : Chilled Water From Adjacent Building

Terminal Devices

Air Handler/Cool/Ht 100% 2029 * * 1 \$104,900 B

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Remote Air Cond	2%			2029	* *	2	\$2,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-22</i>						
No Component	98%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,500	B
Exhaust Fans								
Interior	90%			2029	* *	2	\$4,700	B
Roof	10%			2029	* *	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2047	* *	4	\$25,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2029	* *	1	\$10,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (3) B-4, (3) G-4</i>						
		<i>Explanation : 6 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	* *	1-5	\$88,700	B
Sprinkler								
Generic	100%			2047	* *	1-2	\$47,500	B
Fire Pump								
Generic	100%			2034	* *	1	\$31,700	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 / 2003
Area Sq Ft : 325,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 17-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,2,3,6,7,8,9,10
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$862,100	\$614,300
Interior Architecture	\$303,700	\$1,565,000
Electrical	\$545,100	\$6,176,900
Mechanical	\$579,500	\$2,729,600
Total	\$2,290,300	\$11,085,800
Priority A	\$862,100	\$614,300
Priority B	\$1,124,600	\$8,980,300
Priority C	\$303,700	\$1,491,200
Total	\$2,290,300	\$11,085,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$22,700	\$4,300	\$38,300	\$600
Interior Architecture	\$46,600	\$28,300	\$21,400	\$215,400
Electrical	\$33,200	\$41,100	\$34,100	\$33,700
Mechanical	\$56,900	\$33,200	\$85,800	\$44,800
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$198,900	\$146,300	\$219,200	\$334,100
Priority A	\$22,700	\$4,300	\$38,300	\$600
Priority B	\$147,300	\$113,700	\$171,200	\$118,000
Priority C	\$28,900	\$28,300	\$9,600	\$215,400
Total	\$198,900	\$146,300	\$219,200	\$334,100



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	2%	Now	\$85,800	2041	**			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : North West Corner Of East Wing.							
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : West Facade.							
Masonry: Brick	40%	Now	\$523,800	LIFE	**	5	\$152,400	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Courtyard.							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
Masonry: Brick	30%			LIFE	**	5	\$114,300	A
Masonry: Granite	5%	0-2	\$52,600	LIFE	**	5	\$14,300	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
Masonry: Limestone	3%			LIFE	**	5	\$8,600	A
Metal Panel	15%			2041	**	5-10	\$392,900	A
Pre-Cast Concrete	5%			LIFE	**	5	\$61,900	A
Windows								
Aluminum	100%			2043	**	5	\$62,400	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,600	A
Masonry: Brick	80%	Now	\$36,600	LIFE	**	5	\$5,400	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout, East Facade, West Facade							
	Worn/Eroded, Extent : Light, Area Affected : 30%							
	Location : Throughout.							
Metal Panel	5%			2047	**	5	\$1,300	A
Metal Rail	10%			2034	**	5-10	\$12,100	A

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Copper/Terne	5%			2036	**	10	\$12,800	A
Modified Bitumen	25%			2026	**	10	\$25,500	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All Built Up Roofs.								
Explanation : Replaced Within An 8 Year Period.								
Paver: Asphalt	10%			2024	**	10	\$15,300	A
Roll Roofing	5%			2020	\$23,400	5	\$8,500	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Bulkheads Over Main Roof.								
Explanation : Refers To Green Painted Roofing Covering Roof Top Bulkheads;								
Single Ply Membrane	55%			2026	**	10	\$56,200	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Explanation : Replaced Within An 8 Year Period.								
Interior								
Floors								
Carpet	10%			2017	\$186,500	3	\$61,700	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 6th Floor.								
Ceramic Tile	5%			2030	**	5	\$15,400	C
Granite Panels	5%			LIFE	**	5	\$11,600	C
Terrazzo	20%			LIFE	**	5	\$48,200	C
Traffic Topping	5%			2021	\$425,700	5	\$19,300	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement.								
Explanation : (2) Part Epoxy Paint Finish With Sand Mix.								
Vinyl Tile	20%			2021	\$878,300	3	\$23,100	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Ground Floor Main Circulation Areas.								
Explanation : This Refers To A Natural Stone Impregnated Tile With Quartz Or Granite Chips For Instance.								
Vinyl Tile	30%			2026	**	3	\$46,300	C
Vinyl Tile	5%			2029	**	3	\$7,700	C
Recent Replace Evident, Extent : Light, Area Affected : 5%								
Location : Virology Services.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All Of 6th Floor.								
Explanation : This Refers To A Sheet Vinyl.								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$25,700	C
Gypsum Board	20%			LIFE	**	5	\$61,800	C
Gypsum Board	5%			LIFE	**	5	\$15,400	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Virology Services.</i>								
Granite Panels	5%			LIFE	**			C
Plaster	40%			LIFE	**	5	\$61,800	C
SGFT/Glazed Masonry	25%	Now	\$303,700	LIFE	**			C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Locations At The Basement Level.</i>								
Ceilings								
AcousTile,Adhered	10%			2026	**	5	\$23,600	B
AcousTileSusp.Lay-In	15%			2034	**	5	\$35,400	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$11,800	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Virology Services.</i>								
Exposed Concrete	15%			LIFE	**	5	\$5,500	B
Gypsum Board	5%			LIFE	**	5	\$14,700	B
Plaster	50%			LIFE	**	5	\$73,700	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amps</i>								
Transformers								
Dry Type	100%			2038	**	5	\$1,000	B
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$213,400	2051	**	5	\$3,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Raceway								
Conduit	90%			2021	\$247,900	1		B
Conduit	10%			2047	**	1		B
Panelboards								
Molded Case Bkrs	85%			2020	\$235,600	5	\$6,000	B
Molded Case Bkrs	15%			2043	**	5	\$1,100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$218,100	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2021	\$62,300	1		B
Thermoplastic	10%			2047	* *	1		B
Motor Controllers								
Locally Mounted	10%			2019	\$52,200	5	\$200	B
Locally Mounted	20%			2026	* *	5	\$400	B
Motor Control Center	70%			2038	* *	5	\$5,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,100	1	\$82,100	B
Fuel Storage								
No Component	50%							D
No Component	50%							D
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$1,238,400	10	\$187,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 And T12 Lamps</i>								
HID	1%			2021	\$8,800	10	\$100	B
Egress Lighting								
Exit, LED	20%			2056	* *	1		B
Exit, Service	80%			2021	\$28,000	1		B
Exterior Lighting								
HID	100%			2016	\$113,600	10	\$800	B
Alarm								
Security System								
Generic	100%			2021	\$939,000	1	\$99,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2021	\$3,214,300	1-3	\$164,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2031	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	75%			2017	\$38,500	1	\$76,600	B
Pres. Reducing Valve/LP Steam	25%			2024	* *	5	\$3,100	B
Distribution								
Hot Wtr Piping/Pump	75%			2020	\$905,800	4	\$7,600	B
Steam Piping/Pump	25%	0-2	\$21,000	2021	\$419,700	4	\$2,500	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	25%			2026	* *	1	\$31,900	B
Convactor/Radiator	75%	Now	\$170,300	2026	* *	1	\$45,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Manual Control / Thermostatic Radiator Valves Not Working</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2030	* *	1	\$33,500	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof / Serves 8th And 9th Floors</i>								
Int Pkg Unit - Cooling	10%			2019	\$309,600	2	\$1,300	B
Window/Wall Unit	75%			2016	\$370,700	1		B
Distribution								
Chilled Wtr Pipe/Pump	15%			2041	* *	4	\$1,500	B
No Component	85%							D
Terminal Devices								
Air Handler/Cool/Ht	15%			2021	\$153,200	1	\$19,200	B
No Component	85%							D
Heat Rejection								
Air Condenser Unit	15%			2026	* *	2	\$21,500	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$115,000	B
Exhaust Fans								
Interior	10%			2021	\$26,600	2	\$600	B
Roof	90%			2021	\$172,100	2	\$5,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2021	\$718,100	1		B
HW Heat Exchanger								
Low Temp	100%			2041	* *	4	\$20,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Instantaneous Water Heaters</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$4,200	2021	\$10,600	4	\$1,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Duplex Pumps / One Removed								
	Sewage Ejector(s)								
	Compressed Air	100%			2021	\$27,200	4	\$1,300	B
	Backflow Preventer								
	Generic	100%			2026	* *	1	\$12,700	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B,G,1-8								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2031	* *	1-5	\$104,100	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2041	* *	1-2	\$11,600	B
	Fire Pump								
	Generic	100%			2030	* *	1	\$38,600	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 / 2003
Area Sq Ft : 224,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 17-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6,7,8,9
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,531,900	\$509,400
Interior Architecture	\$221,300	\$1,437,700
Electrical	\$1,124,200	\$3,980,900
Mechanical	\$473,500	\$2,903,000
Total	\$3,350,900	\$8,831,000
Priority A	\$1,531,900	\$509,400
Priority B	\$1,758,100	\$6,964,900
Priority C	\$60,900	\$1,356,700
Total	\$3,350,900	\$8,831,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$3,400		\$51,400	
Interior Architecture	\$99,900	\$16,600	\$22,100	\$202,000
Electrical	\$23,700	\$26,700	\$52,300	\$22,800
Mechanical	\$23,200	\$20,900	\$65,800	\$50,500
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$185,700	\$99,700	\$227,000	\$310,900
Priority A	\$3,400		\$51,400	
Priority B	\$111,900	\$83,100	\$175,600	\$108,800
Priority C	\$70,500	\$16,600		\$202,000
Total	\$185,700	\$99,700	\$227,000	\$310,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$87,700	A
Copper/Terne	5%	4+	\$59,300	2041	**			A
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
	Location : Throughout, South Facade							
Masonry: Brick	75%	Now	\$904,100	LIFE	**	5	\$263,000	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 10%							
	Location : West Facade.							
Masonry: Granite	5%	Now	\$121,000	LIFE	**	5	\$13,200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Light, Area Affected : 3%							
	Location : South Facade Base And Various Other Locations.							
	Staining/Discoloring, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$225,300	LIFE	**	5	\$13,200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
Metal Panel	5%			2041	**	5-10	\$120,600	A
Windows								
Aluminum	100%			2043	**	5	\$71,000	A
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : All Replaced Within 5 Years.							
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$67,800	LIFE	**	5	\$11,700	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : At 6th And 7th Floor Roofs.							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	85%	Now	\$87,900	LIFE	**	5	\$12,900	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : At Corners Throughout.							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Panel	5%	Now	\$3,400	2041	**	5	\$1,500	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : At Copings.							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Copper/Terne	10%			2036	**	10	\$18,500	A
Modified Bitumen	90%			2026	**	10	\$66,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Replaced Within A 10 Year Period.</i>								
Interior								
Floors								
Carpet	10%			2017	\$178,100	3	\$58,900	C
Cast in Place Concrete	10%	Now	\$9,200	LIFE	**	5	\$64,400	C
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Water Main Supply Room.</i>								
Ceramic Tile	5%			2024	**	5	\$14,700	C
Terrazzo	5%	Now	\$60,900	LIFE	**	5	\$11,500	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout Corridors.</i>								
Vinyl Tile	25%			2026	**	3	\$36,800	C
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor Admin Space.</i>								
<i>Explanation : High Impact Resistant Vinyl With Wood Grain Finish.</i>								
Vinyl Tile	45%			2021	\$1,292,200	3	\$49,700	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	5%			2024	**	5	\$8,000	C
Concrete Masonry Unit	5%			LIFE	**	5	\$3,200	C
Gypsum Board	20%			LIFE	**	5	\$19,300	C
Granite Panels	5%			LIFE	**			C
Plaster	43%	Now	\$26,000	LIFE	**	5	\$20,800	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse Wall.</i>								
SGFT/Glazed Masonry	15%			LIFE	**			C
Wood	2%			LIFE	**	5	\$12,900	C
Ceilings								
AcousTile,Adhered	20%			2034	**	5	\$58,900	B
AcousTile,Adhered	30%			2026	**	5	\$88,400	B
AcousTileSusp.Lay-In	15%			2026	**	5	\$44,200	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$14,700	B
Exposed Concrete	5%	Now	\$116,200	LIFE	**	5	\$2,300	B
<i>Diagonal Cracks, Extent : Light, Area Affected : 8%</i>								
<i>Location : Various On Basement Ceiling.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Basement.</i>								
Gypsum Board	10%			LIFE	**	5	\$36,800	B
Plaster	15%			LIFE	**	5	\$27,600	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$93,700	5	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 3000 Amps</i>							
Transformers								
Dry Type	100%			2026	* *	5	\$700	B
Switchgear / Switchboard								
Air Circuit Breaker	10%	2-4	\$45,700	2051	* *	5		B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location :</i>							
Molded Case Bkrs	90%	2-4	\$411,500	2051	* *	5	\$2,200	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location :</i>							
Raceway								
Conduit	100%			2021	\$303,700	1		B
Panelboards								
Fused Toggle Switch	50%	2-4	\$173,300	2046	* *	5	\$1,100	B
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location :</i>							
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Molded Case Bkrs	30%	2-4	\$104,000	2046	* *	5	\$700	B
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Some Areas</i>							
Molded Case Bkrs	20%			2020	\$69,300	5	\$1,000	B
Wiring								
Braided Cloth	80%	2-4	\$389,800	2046	* *	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Some Areas</i>							
Thermoplastic	20%			2021	\$97,400	1		B
Motor Controllers								
Locally Mounted	90%			2019	\$48,600	5	\$1,100	B
Motor Control Center	10%			2019	\$43,400	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$56,600	B
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 Code
Lighting								
Interior Lighting Fluorescent	95%			2021	\$292,500	10	\$171,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 And T12 Lamps</i>								
HID	5%			2021	\$20,100	10	\$300	B
Egress Lighting Exit, Service	100%			2021	\$33,400	1		B
Exterior Lighting Incandescent	100%			2016	\$28,700	2	\$300	B
Alarm								
Security System Generic	100%			2021	\$646,800	1	\$68,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection Generic	100%			2021	\$2,214,000	1-3	\$113,100	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	98%			2031	* *	1		B
Electricity	2%			2041	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors</i>								
Conversion Equipment								
Heat Exchanger	60%			2017	\$29,400	1	\$58,500	B
Pres. Reducing Valve/LP Steam	40%			2024	* *	5	\$4,700	B
Distribution								
Hot Wtr Piping/Pump	100%			2020	\$1,153,100	4	\$9,700	B
Terminal Devices								
Air Handler	15%			2021	\$185,700	1	\$18,300	B
Convactor/Radiator	85%			2026	* *	1	\$54,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2020	\$650,000	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	5%			2030	* *	1	\$10,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side By Parking Lot</i>								
<i>Explanation : Serves Telecommunications</i>								
Int Pkg Unit - Heating/Cooling	5%			2019	\$228,600	2	\$600	B
Window/Wall Unit	90%			2016	\$424,700	1		B
Distribution								
Chilled Wtr Pipe/Pump	5%			2041	* *	4	\$500	B
No Component	95%							D
Terminal Devices								
Air Handler/Cool/Ht	5%			2016	\$48,800	1	\$6,100	B
No Component	95%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2021	\$685,600	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,600	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$12,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B,G,I-8</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2031	* *	1-5	\$99,400	B
Sprinkler								
No Component	85%							D
Generic	15%			2041	* *	1-2	\$8,300	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 / 2004
Area Sq Ft : 1,520,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,2,6,9,13,17,19,22,23
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$10,162,100	\$26,372,700
Interior Architecture	\$1,503,600	\$14,869,000
Electrical	\$1,778,700	\$23,499,500
Mechanical	\$20,501,400	\$16,050,200
Total	\$33,945,800	\$80,791,500
Priority A	\$10,162,100	\$26,372,700
Priority B	\$23,272,100	\$41,227,400
Priority C	\$511,600	\$13,191,300
Total	\$33,945,800	\$80,791,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$7,500		\$12,500	
Interior Architecture	\$49,000	\$146,900		\$49,000
Electrical	\$228,300	\$226,200	\$220,100	\$211,200
Mechanical	\$364,200	\$416,500	\$714,300	\$377,500
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Total	\$1,148,400	\$1,289,100	\$1,446,200	\$1,137,000
Priority A	\$7,500		\$12,500	
Priority B	\$1,091,900	\$1,142,200	\$1,433,800	\$1,088,000
Priority C	\$49,000	\$146,900		\$49,000
Total	\$1,148,400	\$1,289,100	\$1,446,200	\$1,137,000



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 BLDG H
Asset # : 73

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	3%			LIFE	**	5	\$10,000	A
Metal Panel	2%			2041	**	5-10	\$45,700	A
Pre-Cast Concrete	93%			LIFE	**	5	\$1,003,700	A
Window Wall	2%	Now	\$7,500	2041	**	5	\$12,500	A
Glazing Broken/Cracked, Extent : Light, Area Affected : 75%								
Location : (2) Glass Panes On The East Facade.								
Windows								
Aluminum	100%	Now	\$10,014,300	2020	\$25,035,800	5	\$254,100	A
Air Infiltration, Extent : Moderate, Area Affected : 75%								
Location : Throughout.								
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout.								
Thermally Inefficient, Extent : Severe, Area Affected : 75%								
Location : Throughout.								
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$79,100	A
Roof								
IRMA/Protected Membrane	75%			2026	**	10	\$110,800	A
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout Within A Three Year Period.								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Minor Varied Areas Throughout Showing Between Concrete Block Ballast.								
Skylight, Metal/Glass	5%			2041	**	10	\$24,600	A
Traffic Topping	15%			2026	**	10	\$36,900	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Inmate/psychiatric Outdoor Basketball Court Area Within A Three Year Period.								
Not Accessible	5%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Inmate/psychiatric areas.								
Explanation : Sensitive Patient Areas.								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior Floors								
Cast in Place Concrete	10%	Now	\$305,300	LIFE	* *	5	\$428,600	C
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Basement Various Locations Throughout.								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout.								
Explanation : Staining.								
Ceramic Tile	5%			2030	* *	5	\$98,000	C
Slate	3%			LIFE	* *	5	\$62,500	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Explanation : Located On Ground Floor Lobby/ Vestibule Area.								
Vinyl Tile	60%			2021	\$11,461,600	3	\$440,800	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Various Floors.								
Explanation : This Refers To The Original Sheet Vinyl On The Majority Of The Flooring.								
Vinyl Tile	20%			2029	* *	3	\$195,900	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout Tenth Floor, Morgue								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : 16th Floor And Elevator Core Areas Throughout.								
Explanation : This Tile Is A Quartz/ Natural Stone Composite Material.								
Wood	2%			2049	* *	5	\$73,500	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Indoor Inmate/ Psychiatric Basketball Court Area.								
Explanation : Refers To Oak Flooring.								
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$124,900	C
Concrete Masonry Unit	7%			LIFE	* *	5	\$70,000	C
Concrete Masonry Unit	3%	Now	\$58,000	LIFE	* *	5	\$30,000	C
Diagonal Cracks, Extent : Light, Area Affected : 75%								
Location : Fire Pump Room In Basement								
Glass: Single Pane	5%			LIFE	* *	5	\$93,700	C
Recent Replace Evident, Extent : Light, Area Affected : 40%								
Location : 10th Floor								
Gypsum Board	15%			LIFE	* *	5	\$224,800	C
Plaster	63%			LIFE	* *	5	\$472,200	C
Wood	2%			LIFE	* *	5	\$199,900	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	45%			2026	**	5	\$1,102,100	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$98,000	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Elevator Lobby And Corridors							
AcousTileSusp.Lay-In	5%	Now	\$200,800	2034	**	5	\$49,000	B
	Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Basement							
Exposed Concrete	5%	Now	\$77,300	LIFE	**	5	\$15,300	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Bulkhead							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%							
	Location : Bulkhead							
Gypsum Board	15%			LIFE	**	5	\$367,400	B
Metal Panel	10%	4+	\$162,900	LIFE	**	5	\$244,900	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Basement Corridor.							
	Deformed/Dented, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations Throughout Building.							
Metal Panel	15%			LIFE	**	5	\$367,400	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$5,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 13th Floor								
Explanation : Five Services Rated At 4000 Amp. Each								
Transformers								
Dry Type	100%			2038	* *	5	\$4,700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kva Rated								
two 300 Kva Rated								
two 150 Kva Rated								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2047	* *	5	\$4,900	B
Fused Disc Sw	15%			2041	* *	5	\$800	B
Molded Case Bkrs	10%			2047	* *	5	\$3,300	B
Raceway								
Conduit	75%			2021	\$826,200	1		B
Conduit	25%			2041	* *	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	**	5	\$2,900	B
Molded Case Bkrs	25%			2037	**	5	\$8,300	B
Molded Case Bkrs	65%			2029	**	5	\$21,500	B
Wiring								
Braided Cloth	40%	2-4	\$498,500	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Busway	5%			2019	\$62,300	1		B
Thermoplastic	30%			2021	\$373,900	1		B
Thermoplastic	25%			2041	**	1		B
Motor Controllers								
Locally Mounted	35%			2019	\$731,000	5	\$2,900	B
Motor Control Center	65%			2019	\$1,357,700	5	\$22,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$18,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$384,000	B
Generators								
Diesel	100%			2030	**	1	\$481,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 600 Kw</i>								
Batteries								
Nickel Cadmium	100%			2014	\$600	5	\$277,400	B
Fuel Storage								
Day Tank								
	50%			2037	**	5	\$121,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 250 Gallons.</i>								
Main Tank	50%			2036	**	5	\$19,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15,000 Gallons.</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2026	**	10	\$1,080,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T5 And T8 Lamps</i>								
HID	10%			2026	**	10	\$4,300	B
Egress Lighting								
Emergency, Service	20%			2026	**	1		B
Exit, LED	15%			2049	**	1		B
Exit, Service	65%			2026	**	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting HID	100%			2021	\$531,000	10	\$4,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter</i>								
<i>Explanation : Recessed And Wall Mounted</i>								
Alarm								
Security System Generic	100%			2021	\$4,390,100	1	\$465,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection Generic	100%			2021	\$15,027,800	1-3	\$768,000	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	98%			2031	**	1		B
Electricity	2%			2041	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 4 Electric Boilers For Emergency Use</i>								
Conversion Equipment Hot Water Boiler	2%			2034	**	1	\$13,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 4 Hot Water Boilers For Emergency Use</i>								
Pres. Reducing Valve/LP Steam	98%			2024	**	5	\$76,300	B
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$383,500	2020	\$3,835,300	4	\$32,300	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	50%	Now	\$533,100	2021	\$5,331,000	4	\$32,300	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	60%			2016	\$4,940,000	1	\$486,400	B
Air Handler	20%			2026	**	1	\$162,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : Several Newer Units In Place.</i>								
Convactor/Radiator	10%			2026	**	1	\$42,400	B
Fan Coil Unit/Heat	10%			2016	\$2,286,400	1	\$42,400	B

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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 Code
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	30%			2030	* *	1	\$425,400	B
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 13th Floor							
Centrifugal,Compressor Turbine	60%			2030	* *	1	\$850,800	B
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 13th Floor							
Int Pkg Unit - Cooling	10%			2019	\$1,966,500	2	\$8,100	B
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$373,200	2031	* *	4	\$64,700	B
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Roof Mechanical Room							
Terminal Devices								
Air Handler/Cool/Ht	30%			2016	\$1,945,800	1	\$243,200	B
Induction Unit	70%			2016	\$5,950,000	1	\$296,600	B
Heat Rejection								
Water Cool Tower	100%	Now	\$2,191,600	2019	\$4,383,300	2	\$1,054,100	B
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Roof							
	Explanation : Severe Pan Leaks							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$730,100	B
Exhaust Fans								
Interior	100%			2016	\$1,688,100	2	\$40,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Water Heater								
Electric	4%			2016	\$9,500	4	\$300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 13th Floor							
	Explanation : For Emergency Use							
No Component	96%							D
HW Heat Exchanger								
Low Temp	100%			2031	* *	4	\$194,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,600	4	\$1,300	B
Sewage Ejector(s)								
Compressed Air	100%			2021	\$27,200	4	\$1,300	B

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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 Code
Plumbing								
Backflow Preventer								
Generic	100%			2026	* *	1	\$80,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : (2) G-3 (2) B-6 (4) B-21 (1) B-22 (2)-18-23 (1) B-23 (5) 10-21 (5) B-21								
Explanation : 22 Units								
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$685,800	B
Sprinkler								
No Component	25%							D
Generic	75%			2041	* *	1-2	\$275,500	B
Fire Pump								
Generic	100%			2030	* *	1	\$244,900	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 /
Area Sq Ft : 25,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$116,400	\$38,500
Interior Architecture	\$822,500	\$119,800
Electrical	\$112,400	\$247,100
Mechanical		\$80,700
Total	\$1,051,300	\$486,100
Priority A	\$116,400	\$38,500
Priority B	\$659,000	\$327,800
Priority C	\$275,900	\$119,800
Total	\$1,051,300	\$486,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$1,100			
Interior Architecture			\$1,100	
Electrical	\$39,600	\$1,500	\$19,100	\$1,100
Mechanical	\$3,200	\$100	\$10,600	\$100
Total	\$43,900	\$1,600	\$30,700	\$1,200
Priority A	\$1,100			
Priority B	\$42,800	\$1,600	\$29,700	\$1,200
Priority C			\$1,100	
Total	\$43,900	\$1,600	\$30,700	\$1,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Metal Panel	5%	Now	\$1,100	2041	* *	5	\$1,200	A
Broken/Missing Elements, Extent : Light, Area Affected : 40%								
Location : Dented Along Street Side.								
Metal: Cage/Fence	95%			2034	* *	5-10	\$92,500	A
Roof								
Modified Bitumen	100%			2026	* *	10	\$62,500	A
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$51,300	LIFE	* *	5	\$72,000	C
Horizontal Cracks, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout.								
Traffic Topping	5%			2021	\$47,800	5	\$2,200	C
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$3,200	C
Masonry: Brick	80%	Now	\$224,600	LIFE	* *			C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout.								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout.								
Ceilings								
Exposed Concrete	100%	Now	\$546,600	LIFE	* *	5	\$5,400	B
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Various Locations Throughout.								
Explanation : Concrete Is Delaminated Or Missing From Water Infiltration Exposing And Rusting The Roof Structural Steel.								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$24,900	1		B
Panelboards								
Fused Disc Sw	50%	2-4	\$11,600	2046	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : On Extended Life								
Molded Case Bkrs	50%			2029	* *	5	\$300	B
Wiring								
Braided Cloth	100%	0-2	\$26,700	2046	* *	1		B
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Basement								
Motor Controllers								
Locally Mounted	100%			2019	\$15,900	5	\$100	B

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	80%			2016	\$112,400	10	\$17,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8</i>								
HID	20%			2026	* *	10	\$200	B
Egress Lighting								
Exit, LED	50%			2036	* *	1		B
Exit, Battery	50%			2026	* *	10	\$800	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2021	\$247,100	1-3	\$12,600	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2021	\$8,900	1		B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2021	\$80,700	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$3,200	2016	\$10,600	4	\$1,300	B
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Large Storage Area</i>								
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2041	* *	1-2	\$600	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : BELLEVUE HOSPITAL BLDG Z
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.120 / 1006 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 1,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-May-2010 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$5,000			
Interior Architecture	\$1,100			
Electrical	\$1,100	\$200	\$19,000	\$200
Mechanical				
Total	\$7,200	\$200	\$19,100	\$200
Priority A	\$5,000			
Priority B	\$1,100	\$200	\$19,100	\$200
Priority C	\$1,100			
Total	\$7,200	\$200	\$19,100	\$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
BELLEVUE HOSPITAL BLDG Z
Asset # : 1006

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

Exterior

Exterior Walls

Masonry: Brick

100% Now \$4,100 LIFE * * 5 \$6,000 A
Staining/Discoloring, Extent : Light, Area Affected : 75%
Location : East Wall.

Windows

Metal Louvers

100% 2024 * * 10 \$900 A

Roof

Built-Up (BUR)

100% 2021 \$17,400 10 \$3,100 A

Interior

Floors

Cast in Place Concrete

100% Now \$500 LIFE * * 5 \$3,500 C
Horizontal Cracks, Extent : Light, Area Affected : 75%
Location : Adjacent To The Generator Mounts.

Interior Walls

Concrete Masonry Unit

100% Now \$600 LIFE * * 5 \$100 C
Vertical Cracks, Extent : Light, Area Affected : 75%
Location : Building Entrance Wall.

Ceilings

Exposed Concrete

100% LIFE * * 5 \$200 B

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

Under 600 Volts

Transformers

Dry Type

100% 2034 * * 5 B

Switchgear / Switchboard

Molded Case Bkrs

100% 2031 * * 5 B

Raceway

Conduit

100% 2031 * * 1 B

Panelboards

Fused Disc Sw

50% 2029 * * 5 B

Molded Case Bkrs

50% 2020 \$5,800 5 B

Wiring

Thermoplastic

100% 2041 * * 1 B

Motor Controllers

Locally Mounted

100% 2019 \$5,300 5 B

Ground

Grounding Devices

Generic

100% LIFE * * 5 B

Stand-by Power

Transfer Switches

Automatic

100% 2019 \$11,100 1 \$500 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Generator Room
Explanation : Located In Switchgear Cabinet And Throughout.

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2024	* *	1	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 400 Kw</i>								
Batteries								
Nickel Cadmium	100%			2014	\$600	5	\$300	B
Fuel Storage								
Day Tank	50%			2029	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons.</i>								
Main Tank	50%			2024	* *	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15,000 Gallons.</i>								
Lighting								
Interior Lighting								
HID	100%			2021	\$4,500	10		B
Egress Lighting								
Emergency, Battery	50%			2021	\$200	10	\$100	B
No Component	50%							D
Exterior Lighting								
HID	100%			2021	\$700	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2016	\$18,800	1-3	\$1,000	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	100%			2041	* *	1		B
Terminal Devices								
Fan Coil Unit/Heat	100%			2021	\$18,500	1	\$300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Electric Unit Heaters</i>								
Ventilation								
Exhaust Fans								
Wall Unit	100%			2021	\$1,900	2		B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : BELLEVUE HOSPITAL EMERGENCY G BLDG. & F BLDG.
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.030 / 72 **Yr Built/Renovated** : 1926 / 1997
Area Sq Ft : 65,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$125,700	\$225,800
Interior Architecture	\$213,200	\$409,500
Electrical	\$40,900	\$1,116,700
Mechanical	\$45,600	\$1,221,700
Total	\$425,400	\$2,973,600
Priority A	\$125,700	\$225,800
Priority B	\$139,200	\$2,433,000
Priority C	\$160,500	\$314,800
Total	\$425,400	\$2,973,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$29,000	\$4,500
Interior Architecture	\$71,900	\$2,500	\$6,300	\$15,100
Electrical	\$6,900	\$8,000	\$6,900	\$7,000
Mechanical	\$27,100	\$19,800	\$81,400	\$22,500
Total	\$106,000	\$30,300	\$123,600	\$49,100
Priority A			\$29,000	\$4,500
Priority B	\$71,500	\$27,800	\$88,400	\$29,500
Priority C	\$34,400	\$2,500	\$6,300	\$15,100
Total	\$106,000	\$30,300	\$123,600	\$49,100



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 EMERGENCY G BLDG. & F BLDG.

Asset # : 72

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	30%			LIFE	**	5	\$35,400	A	
Masonry: Brick	60%			LIFE	**	5	\$70,700	A	
Masonry: Granite	5%			LIFE	**	5	\$4,400	A	
Window Wall	5%			2041	**	5	\$22,100	A	
Windows									
Aluminum	100%			2037	**	5	\$9,000	A	
Parapets									
Masonry: Brick	100%			LIFE	**	5		A	
Roof									
Modified Bitumen	10%			2026	**	10	\$18,000	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over Existing F- G Portion.								
Paver: Asphalt	10%			2030	**	10	\$26,900	A	
Single Ply Membrane	70%			2026	**	10	\$125,700	A	
Skylight, Metal/Glass	2%			2041	**	10	\$12,000	A	
Skylight, Plastic	3%			2034	**	1		A	
Sloped Glazing	5%			LIFE	**	5	\$119,700	A	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$13,100	LIFE	**	5	\$36,700	C	
	Horizontal Cracks, Extent : Light, Area Affected : 100% Location : Various Locations Throughout.								
Ceramic Tile	3%			2030	**	5	\$5,000	C	
Quarry Tile	5%			2034	**	5	\$12,600	C	
	Other Observation, Extent : Severe, Area Affected : 100% Location : Mechanical Room. Explanation : In Good Shape.								
Traffic Topping	5%			2021	\$231,200	5	\$10,500	C	
Vinyl Tile	72%			2026	**	3	\$60,300	C	
	Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout New Emergency Space. Explanation : Refers To Renovated Space.								
Vinyl Tile	5%			2031	**	3	\$3,100	C	
	Other Observation, Extent : Light, Area Affected : 100% Location : Various Locations In The Former Emergency Space. Explanation : Refers To Remaining Older Space.								

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

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

Asset # : 72

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$160,500	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement Foundation Walls.</i>								
Glass: Single Pane	3%			LIFE	**	5	\$2,700	C
Gypsum Board	60%			LIFE	**	5	\$43,300	C
Gypsum Board	5%			LIFE	**	5	\$3,600	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : M R I Room.</i>								
Masonry: Brick	7%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$3,600	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	63%			2034	**	5	\$105,600	B
Exposed Concrete	10%			LIFE	**	5	\$2,600	B
Gypsum Board	20%			LIFE	**	5	\$41,900	B
Metal Panel	5%	0-2	\$13,900	LIFE	**	5	\$10,500	B
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	2%	Now	\$23,600	LIFE	**	5	\$2,100	B
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Shaft.</i>								

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

Under 600 Volts

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

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

Asset # : 72

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	20%			2041	* *	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Electrical Room (sb-2)							
	Explanation : 4000 Amp. (service B) Serves Chiller # 1							
Air Circuit Breaker	20%			2041	* *	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Electrical Room (sb-2)							
	Explanation : 4000 Amp. (service A) Serves Chiller # 4							
Air Circuit Breaker	20%			2041	* *	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Electrical Room (sb-2)							
	Explanation : 4000 Amp. (service C) General Distribution							
Air Circuit Breaker	20%			2041	* *	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Electrical Room (sb -2)							
	Explanation : 4000 Amp. (service D) Serves Chiller # 3							
Fused Disc Sw	20%			2041	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Electrical Room (F B - 12)							
	Explanation : 1200 Amp.							
Transformers								
Dry Type	100%			2034	* *	5	\$200	B
Switchgear / Switchboard								
Fused Disc Sw	20%			2041	* *	5		B
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Electrical Room (F B-12)							
	Explanation : 1200 Amp.							
Fused Disc Sw	80%			2041	* *	5	\$200	B
Raceway								
Conduit	40%			2021	\$32,300	1		B
Conduit	60%			2041	* *	1		B
Panelboards								
Molded Case Bkrs	50%			2037	* *	5	\$700	B
Molded Case Bkrs	50%			2020	\$46,200	5	\$700	B
Wiring								
Braided Cloth	50%	2-4	\$40,900	2046	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	50%			2041	* *	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$99,000	5	\$400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								

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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
BELLEVUE HOSPITAL EMERGENCY G BLDG. & F BLDG.

Asset # : 72

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	* *	1	\$16,500	B
Lighting								
Interior Lighting								
Fluorescent	100%			2029	* *	10	\$102,700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Mostly T-8 And T-5								
Egress Lighting								
Emergency, Service	50%			2026	* *	1		B
Exit, Service	50%			2026	* *	1		B
Alarm								
Security System								
Generic	100%			2021	\$189,100	1	\$20,100	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fixed Cameras.								
Fire/Smoke Detection								
Generic	100%			2021	\$647,400	1-3	\$33,100	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2031	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2024	* *	5	\$6,700	B
Distribution								
Steam Piping/Pump	100%	Now	\$45,600	2031	* *	4	\$5,500	B
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Room								
Explanation : Leak Evident At Valve Connection								
Terminal Devices								
Air Handler	80%			2021	\$563,200	1	\$55,500	B
Convactor/Radiator	20%			2026	* *	1	\$7,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B

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

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

Asset # : 72

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2026	* *	2	\$6,900	B
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Other Observation, Extent : Moderate, Area Affected : 80%							
	Location : Roof							
	Explanation : Chilled Water Coils Added To Existing D X Package Unit							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$145,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	\$554,600	1	\$69,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Hybrid Unit / D X With Chilled Water Coils							
Heat Rejection								
Remote Air Cond	20%			2026	* *	2	\$15,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Split Units / R-22							
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$62,400	B
Exhaust Fans								
Roof	100%			2021	\$103,800	2	\$3,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,600	4	\$1,300	B
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$58,600	B
Sprinkler								
No Component	10%							D
Generic	90%			2041	* *	1-2	\$28,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Emergency Building							
	Explanation : Sprinklers In Emergency Building Only							

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$2,326,900	\$286,300
Interior Architecture		\$1,422,400	\$438,900
Electrical		\$191,300	\$1,957,400
Mechanical			\$902,000
Total		\$3,940,600	\$3,584,600
Priority A		\$2,326,900	\$286,300
Priority B		\$490,200	\$2,859,300
Priority C		\$1,123,500	\$438,900
Total		\$3,940,600	\$3,584,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$7,400		\$5,200	
Interior Architecture	\$40,300			\$20,400
Electrical	\$12,400	\$10,600	\$11,800	\$13,000
Mechanical	\$100,600	\$20,400	\$38,600	\$17,900
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$184,400	\$54,600	\$79,200	\$75,000
Priority A	\$7,400		\$5,200	
Priority B	\$145,200	\$54,600	\$74,000	\$54,600
Priority C	\$31,800			\$20,400
Total	\$184,400	\$54,600	\$79,200	\$75,000



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 A
Asset # : 83

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$984,200	LIFE	**	5	\$286,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
Windows								
Aluminum	100%	Now	\$308,200	2048	**	5	\$3,100	A
	Air Infiltration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	95%	Now	\$156,100	LIFE	**	5	\$11,400	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$7,400	LIFE	**	5	\$800	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Roof								
IRMA/Protected Membrane	85%	Now	\$759,800	2033	**			A
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Metal Panel	3%			2036	**	10	\$5,200	A
Paver: Asphalt	12%	Now	\$118,600	2038	**			A
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Walkways							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Walkways							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2019	\$47,000	3	\$15,500	C
Cast in Place Concrete	5%			LIFE	**	5	\$34,000	C
Terrazzo	5%			LIFE	**	5	\$12,100	C
Vinyl Tile	60%	Now	\$908,700	2033	**	3	\$35,000	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	25%			2023	\$378,600	3	\$19,400	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5-10	\$62,200	C
Plaster	55%			LIFE	**	5-10	\$170,900	C
SGFT/Glazed Masonry	35%			LIFE	**	10	\$64,000	C
Ceilings								
AcousTile,Adhered	25%	0-2	\$239,500	2043	**	5	\$19,400	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	35%			2028	**	5	\$54,400	B
Exposed Concrete	5%			LIFE	**	5-10	\$9,700	B
Plaster	35%			LIFE	**	5-10	\$93,400	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$33,300	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 5000 Amps Main Disconnect Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$106,700	5	\$4,000	B
Raceway								
Conduit	80%			2023	\$110,200	1		B
Conduit	20%			2033	**	1		B
Panelboards								
Molded Case Bkrs	50%			2022	\$69,300	5	\$2,000	B
Molded Case Bkrs	50%			2031	**	5	\$2,000	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$124,600	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	* *	1		B
Motor Controllers								
Locally Mounted	40%			2021	\$97,900	5	\$400	B
Locally Mounted	60%			2028	* *	5	\$600	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$46,500	B
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$28,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	70%			2018	\$440,900	10	\$66,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$22,000	10	\$12,500	B
Exit, Service	50%			2023	\$8,800	1		B
Exterior Lighting								
HID	100%			2018	\$64,200	10	\$500	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$159,300	1	\$16,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Entrance And Exit Points</i>								
<i>Explanation : CCTV Surveillance System And 24 Hr Security Personel</i>								
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2023	\$908,800	1-3	\$47,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Goldwater Campus</i>					
			<i>Explanation : Provided From Goldwater Steam Power Plant</i>					
Conversion Equipment								
Heat Exchanger	80%			2036	* *	1	\$41,200	B
Pres. Reducing Valve/LP Steam	20%			2026	* *	5	\$1,200	B
Distribution								
Hot Wtr Piping/Pump	80%			2031	* *	4	\$6,200	B
Steam Piping/Pump	20%			2033	* *	4	\$1,000	B
Terminal Devices								
Air Handler	20%	Now	\$6,500	2023	\$130,600	1	\$11,600	B
			<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Room B2-33-3 And A22-16</i>					
Convactor/Radiator	80%			2028	* *	1	\$26,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$8,200	2028	* *	1	\$17,300	B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Penthouse Mechanical Equipment Room 1 Of 3 Defective Compressor</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Equipment Room</i>					
Window/Wall Unit	60%			2018	\$149,300	1		B
Distribution								
Chilled Wtr Pipe/Pump	40%			2033	* *	4	\$2,100	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$4,100	2023	\$205,700	1	\$23,100	B
			<i>Damaged, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection</i>					
			<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Penthouse Mechanical Equipment Room Defective Return Fan Motor</i>					
No Component	60%							D
Heat Rejection								
Air Condenser Unit	60%			2028	* *	2	\$43,400	B
Remote Air Cond	40%	Now	\$28,900	2023	\$289,300	2	\$23,100	B
			<i>Not in Service, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : 7th Floor Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,600	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	95%			2023	\$127,100	2	\$3,000	B
Roof	5%			2023	\$4,800	2	\$200	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,600	4	\$2,000	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$6,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Of Bldg A</i>								
<i>Explanation : Located Outside Of The Bldg</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two C-6, Two I-6</i>								
<i>Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$52,400	B
Sprinkler								
No Component	85%							D
Generic	15%			2033	* *	1-2	\$4,400	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,911,700	\$935,600
Interior Architecture	\$1,338,100	\$1,913,500
Electrical	\$372,100	\$4,788,600
Mechanical	\$63,000	\$2,521,700
Total	\$4,685,000	\$10,159,400
Priority A	\$2,911,700	\$935,600
Priority B	\$684,900	\$7,555,400
Priority C	\$1,088,300	\$1,668,500
Total	\$4,685,000	\$10,159,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$20,300		\$9,600	
Interior Architecture	\$147,200			\$72,300
Electrical	\$37,600	\$30,200	\$44,000	\$35,500
Mechanical	\$122,300	\$69,500	\$71,100	\$80,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$335,300	\$107,600	\$132,600	\$196,600
Priority A	\$20,300		\$9,600	
Priority B	\$225,000	\$107,600	\$123,000	\$124,200
Priority C	\$90,000			\$72,300
Total	\$335,300	\$107,600	\$132,600	\$196,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$83,100	A
Glass Block	3%			LIFE	**	5	\$6,200	A
Masonry: Brick	90%			LIFE	**	5	\$299,200	A
Window Wall	2%			2033	**	5	\$12,500	A
Windows								
Aluminum	97%	Now	\$2,444,300	2048	**	5	\$24,800	A
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Metal Louvers	3%			2026	**	10	\$9,600	A
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$107,600	A
Masonry: Limestone	5%			LIFE	**	5-10	\$19,200	A
Metal Rail	45%			2028	**	5-10	\$255,900	A
Roof								
Copper/Terne	10%			2051	**	10	\$69,100	A
Modified Bitumen	85%			2028	**	10	\$235,100	A
Sloped Glazing	5%			LIFE	**	5	\$368,700	A
Interior								
Floors								
Carpet	20%			2019	\$460,300	3	\$152,300	C
Cast in Place Concrete	10%			LIFE	**	5	\$166,500	C
Ceramic Tile	3%			2032	**	5	\$11,400	C
Terrazzo	7%			LIFE	**	5	\$41,600	C
Vinyl Tile	40%			2023	\$1,484,600	3	\$76,100	C
Vinyl Tile	20%	Now	\$742,300	2033	**	3	\$28,600	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 9 X 9 Tiles								
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$13,400	C
Gypsum Board	15%			LIFE	**	5-10	\$114,000	C
Marble Panels	3%			LIFE	**	10	\$5,400	C
Plaster	45%			LIFE	**	5-10	\$171,100	C
SGFT/Glazed Masonry	35%			LIFE	**	10	\$78,300	C

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%			2028	* *	5	\$114,200	B
Exposed Concrete	10%			LIFE	* *	5-10	\$47,600	B
Metal Panel	5%			LIFE	* *	5	\$47,600	B
Plaster	50%			LIFE	* *	5-10	\$327,100	B
Plaster	5%	Now	\$33,500	LIFE	* *	5	\$11,900	B

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

Location : Connecting Corridor To C Building

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

Location : Connecting Corridor To C Building

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	70%			2023	\$43,700	5	\$1,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2-4000 Amperes Main Service Protectors

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

Location : Electrical Room

Explanation : Main Service Switch No Available Ratings

Switchgear / Switchboard

Molded Case Bkrs	80%			2023	\$170,700	5	\$5,700	B
Molded Case Bkrs	20%			2033	* *	5	\$1,400	B

Raceway

Conduit	80%			2023	\$220,300	1		B
Conduit	20%			2033	* *	1		B

Panelboards

Molded Case Bkrs	80%			2022	\$221,800	5	\$5,700	B
Molded Case Bkrs	20%			2031	* *	5	\$1,400	B

Wiring

Braided Cloth	70%	2-4	\$218,100	2048	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2033	* *	1		B
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Motor Controllers

Locally Mounted	80%			2021	\$417,700	5	\$1,400	B
Locally Mounted	20%			2028	* *	5	\$400	B

Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$82,600	B
Generators								
Diesel	100%			2026	* *	1	\$103,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 1000 Kw Caterpillar Genset							
Batteries								
Lead/Acid	100%			2016	\$600	5	\$9,900	B
Fuel Storage								
Day Tank	50%			2031	* *	5	\$23,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 325 Gallons Capacity							
Main Tank	50%			2058	* *	5	\$3,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 12,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$463,100	10	\$70,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	66%			2018	\$1,018,800	10	\$154,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	3%			2023	\$46,300	10	\$7,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures							
Incandescent	1%			2018	\$15,400	2	\$100	B
Egress Lighting								
Emergency, Battery	20%			2023	\$21,600	10	\$12,300	B
Exit, Service	80%			2023	\$34,500	1		B
Exterior Lighting								
HID	100%			2023	\$114,300	10	\$900	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2023	\$377,900	1	\$40,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Entrance, Exit Points							
	Explanation : CCTV Surveillance System And 24 Hr Security Personnel							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code

Alarm

Fire/Smoke Detection

No Component

50%

Generic

50%

2023

\$1,617,000

1-3

\$85,100

D

B

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

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

Heating

Energy Source

Campus Steam

100%

2033

* *

1

B

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

Conversion Equipment

Heat Exchanger

80%

2026

* *

1

\$100,900

B

Pres. Reducing Valve/LP

20%

2026

* *

5

\$3,000

B

Steam

Distribution

Hot Wtr Piping/Pump

80%

Now

\$23,800

2031

* *

4

\$10,100

B

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

Steam Piping/Pump

20%

2033

* *

4

\$2,500

B

Terminal Devices

Air Handler

20%

Now

\$32,000

2028

* *

1

\$28,400

B

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

Convactor/Radiator

80%

2028

* *

1

\$65,900

B

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

B

Conversion Equipment

Reciprocating

35%

2023

\$352,400

1

\$41,300

B

Compr/Chiller

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

Ext Pkg Unit - Cooling

25%

2028

* *

2

\$3,900

B

Window/Wall Unit

40%

2018

\$244,000

1

B

Distribution

Chilled Wtr Pipe/Pump

35%

2033

* *

4

\$4,400

B

No Component

65%

D

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2023	\$1,260,200	1	\$157,500	B
	Heat Rejection								
	Air Condenser Unit	35%			2023	\$207,400	2	\$62,000	B
	No Component	65%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$224,600	B
	Exhaust Fans								
	Interior	100%			2023	\$328,000	2	\$7,900	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$25,200	B
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Basement Steam Room								
	Explanation : 3 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Galvanized Steel Throughout								
	Explanation : Piping Nearing End Of Useful Life								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Galvanized Steel Throughout								
	Explanation : Piping Nearing End Of Useful Life								
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$10,600	4	\$2,000	B
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,300	B
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$15,700	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Bldg A Basement								
	Explanation : Water Main Located In Adjacent Bldg								
Vertical Transport									
	Elevators								
	Gearred Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (1) B-3 (1) I-3								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$128,500	B

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

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

Asset # : 84

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	50%							D
	Generic	50%			2033	* *	1-2	\$35,700	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$647,500	\$377,800
Interior Architecture	\$857,100	\$923,700
Electrical	\$189,100	\$2,406,500
Mechanical		\$392,500
Total	\$1,693,700	\$4,100,500
Priority A	\$647,500	\$377,800
Priority B	\$232,600	\$2,878,600
Priority C	\$813,600	\$844,100
Total	\$1,693,700	\$4,100,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$16,700	\$10,200		
Interior Architecture	\$34,800		\$11,900	\$24,900
Electrical	\$12,900	\$11,400	\$12,300	\$14,500
Mechanical	\$57,500	\$12,100	\$18,600	\$10,800
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$146,500	\$58,400	\$67,600	\$74,800
Priority A	\$16,700	\$10,200		
Priority B	\$113,700	\$48,200	\$67,600	\$49,900
Priority C	\$16,200			\$24,900
Total	\$146,500	\$58,400	\$67,600	\$74,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG
Asset # : 85

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$17,700	A
Masonry: Brick	95%			LIFE	**	5	\$537,700	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$307,200	2048	**	5	\$3,100	A
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$83,700	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	**	5-10	\$8,800	A
Metal Rail	10%			2040	**	5-10	\$26,000	A
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	3%			2051	**	10	\$8,400	A
Modified Bitumen	97%			2031	**	10	\$109,000	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Ceramic Tile	10%			2032	**	5	\$15,900	C
Terrazzo	5%			LIFE	**	5	\$12,400	C
Vinyl Tile	50%			2023	\$776,600	3	\$39,800	C
Vinyl Tile	35%	Now	\$543,600	2033	**	3	\$20,900	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : 9 X 9 Tiles								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$46,900	C
Gypsum Board	15%			LIFE	**	5-10	\$95,600	C
Plaster	60%			LIFE	**	5-10	\$191,200	C
SGFT/Glazed Masonry	20%			LIFE	**	10	\$37,500	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2028	* *	5	\$79,700	B
AcousTileSusp.Lay-In	15%			2036	* *	5	\$23,900	B
Exposed Concrete	5%			LIFE	* *	5-10	\$10,000	B
Metal Panel	5%			LIFE	* *	5	\$19,900	B
Plaster	25%			LIFE	* *	5-10	\$68,500	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	* *	5	\$300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated @ 1200 Amperes							
Molded Case Bkrs	50%			2033	* *	5	\$2,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Protector Rated @ 1600 Amperes							
Switchgear / Switchboard								
Molded Case Bkrs	80%			2023	\$85,400	5	\$3,300	B
Molded Case Bkrs	20%			2033	* *	5	\$800	B
Raceway								
Conduit	80%			2023	\$110,200	1		B
Conduit	20%			2033	* *	1		B
Panelboards								
Molded Case Bkrs	80%			2022	\$110,900	5	\$3,300	B
Molded Case Bkrs	20%			2031	* *	5	\$800	B
Wiring								
Braided Cloth	80%	2-4	\$124,600	2048	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	20%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$244,800	5	\$1,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,100	1	\$47,600	B
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$193,800	10	\$29,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	66%			2018	\$426,300	10	\$64,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	3%			2023	\$19,400	10	\$2,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Cfl - Compact Fluorescent Light Fixtures</i>								
Incandescent	1%			2018	\$6,500	2		B
Egress Lighting								
Emergency, Battery	20%			2023	\$9,000	10	\$5,100	B
Exit, Service	80%			2023	\$14,400	1		B
Exterior Lighting								
HID	100%			2023	\$65,900	10	\$500	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2023	\$217,800	1	\$23,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Entrance And Exit Points</i>								
<i>Explanation : CCTV Surveillance System And 24 Hr Security Personnel</i>								
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2023	\$932,100	1-3	\$49,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors And Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Goldwater Campus</i>								
<i>Explanation : Provided From Goldwater Steam Power Plant</i>								
Conversion Equipment								
Heat Exchanger	50%			2019	\$13,200	1	\$26,400	B
Pres. Reducing Valve/LP	50%			2026	* *	5	\$3,200	B
Steam								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Distribution									
Hot Wtr Piping/Pump	50%			2045	* *	4	\$2,600	B	
Steam Piping/Pump	50%	Now	\$8,700	2033	* *	4	\$2,600	B	
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Basement									
Explanation : One Steam Valve Is Inoperable									
Terminal Devices									
Convactor/Radiator	100%			2028	* *	1	\$34,500	B	
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1		B	
Conversion Equipment									
Window/Wall Unit	100%			2018	\$255,300	1		B	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,000	B	
Exhaust Fans									
Interior	100%			2023	\$137,300	2	\$3,300	B	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2028	* *	1		B	
Sanitary Piping									
Cast Iron	100%	Now	\$5,400	LIFE	* *	1		B	
Blockage /Clogged, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Sump Pump(s)									
Rigid Piping	100%			2023	\$10,600	4	\$2,000	B	
Backflow Preventer									
Generic	100%			2031	* *	1	\$6,600	B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Of Bldg A									
Explanation : Located In Adjacent Bldg									
Fixtures									
Generic	100%							B	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *			C	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Floors 1, 2, 3, 4, 5									
Explanation : Five Units									
Fire Suppression									
Standpipe									
Generic	100%			2033	* *	1-5	\$53,800	B	

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

Asset # : 85

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	98%							D
	Generic	2%			2033	* *	1-2	\$600	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,033,000	\$97,000
Interior Architecture	\$264,400	\$240,100
Electrical		\$452,200
Mechanical	\$35,600	\$312,100
Total	\$1,333,000	\$1,101,400
Priority A	\$1,033,000	\$97,000
Priority B	\$35,600	\$806,100
Priority C	\$264,400	\$198,300
Total	\$1,333,000	\$1,101,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$43,500		\$6,200	
Interior Architecture	\$95,500		\$13,600	\$7,500
Electrical	\$54,100	\$2,300	\$2,500	\$3,000
Mechanical	\$22,900	\$10,100	\$9,500	\$10,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$220,000	\$16,400	\$35,800	\$25,200
Priority A	\$43,500		\$6,200	
Priority B	\$107,400	\$16,400	\$29,600	\$17,700
Priority C	\$69,000			\$7,500
Total	\$220,000	\$16,400	\$35,800	\$25,200



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
COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING
Asset # : 87

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	100%			LIFE	**	5	\$194,000	A	
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Windows									
Aluminum	95%	Now	\$936,000	2048	**	5	\$9,500	A	
	Air Infiltration, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Metal Louvers	5%			2026	**	10	\$6,200	A	
Parapets									
Masonry: Brick	60%			LIFE	**	5-10	\$38,900	A	
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Masonry: Limestone	10%			LIFE	**	5-10	\$11,600	A	
Metal Rail	30%			2028	**	5-10	\$51,300	A	
Roof									
Modified Bitumen	100%			2031	**	10	\$32,100	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$29,700	C	
Terrazzo	20%			LIFE	**	5	\$21,200	C	
Vinyl Tile	40%	Now	\$264,400	2033	**	3	\$10,200	C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : 9 X 9 Tiles								
Vinyl Tile	30%			2023	\$198,300	3	\$10,200	C	
Interior Walls									
Ceramic Tile	5%			2032	**	5	\$3,200	C	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,500	C	
Gypsum Board	25%			LIFE	**	5-10	\$27,100	C	
Plaster	50%			LIFE	**	5-10	\$27,100	C	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$4,800	C	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTile,Adhered	10%			2021	\$41,800	5		\$6,800	B
AcousTileSusp.Lay-In	30%			2036	* *	5		\$20,300	B
AcousTileSusp.Lay-In	25%			2028	* *	5		\$17,000	B
Exposed Concrete	5%			LIFE	* *	5-10		\$4,200	B
Metal Panel	5%			LIFE	* *	5		\$8,500	B
Plaster	25%			LIFE	* *	5-10		\$29,100	B

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2023	\$16,400	5		\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$106,700	5		\$900	B
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Raceway

Conduit	80%			2023	\$27,200	1			B
Conduit	20%			2033	* *	1			B

Panelboards

Molded Case Bkrs	80%			2022	\$60,100	5		\$700	B
Molded Case Bkrs	20%			2031	* *	5		\$200	B

Wiring

Braided Cloth	80%	2-4	\$24,400	2048	* *	1			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Thermoplastic	20%			2033	* *	1			B

Motor Controllers

Locally Mounted	70%			2021	\$7,400	5		\$200	B
Locally Mounted	30%			2028	* *	5		\$100	B

Ground

Grounding Devices

Not Accessible	100%								D
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Stand-by Power

Transfer Switches

Automatic	100%			2028	* *	1		\$10,600	B
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$21,300	10	\$12,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	65%			2018	\$46,100	10	\$27,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	5%			2023	\$3,500	10	\$2,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Cfl (Compact Fluorescent Light Fixtures)							
Egress Lighting								
Emergency, Service	45%			2023	\$3,500	1		B
Emergency, Battery	5%			2023	\$1,000	10	\$500	B
Exit, Service	50%			2023	\$3,800	1		B
Exterior Lighting								
HID	100%			2023	\$7,000	10	\$100	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2023	\$48,500	1	\$5,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$166,100	1-3	\$8,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Goldwater Campus							
	Explanation : Provided From Goldwater Steam Power Plant							
Conversion Equipment								
Heat Exchanger	40%			2026	* *	1	\$9,000	B
Pres. Reducing Valve/LP	60%			2026	* *	5	\$1,600	B
Steam								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2031	* *	4	\$1,300	B
Steam Piping/Pump	60%			2033	* *	4	\$1,300	B
Terminal Devices								
Air Handler	10%	Now	\$28,500	2033	* *	1	\$2,500	B
	Not in Service, Extent : Severe, Area Affected : 25%							
	Location : Room 5409							
Air Handler	25%	Now	\$7,100	2023	\$71,200	1	\$6,300	B
	Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Equipment Room							
Convactor/Radiator	65%			2028	* *	1	\$9,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	25%	Now	\$4,500	2023	\$44,800	1	\$4,700	B
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : Basement Mechanical Room, 1 Of 2 Defective Chiller Compressors							
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
Window/Wall Unit	75%			2018	\$81,500	1		B
Distribution								
Chilled Wtr Pipe/Pump	25%			2043	* *	4	\$800	B
No Component	75%							D
Terminal Devices								
Air Handler/Cool/Ht	25%			2023	\$56,100	1	\$7,000	B
No Component	75%							D
Heat Rejection								
Water Cool Tower	25%			2027	* *	2	\$11,400	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,000	B
Exhaust Fans								
Interior	100%			2023	\$58,400	2	\$1,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$4,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Galvanized Steel Throughout							
	Explanation : Piping Nearing End Of Useful Life							

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 87

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Galvanized Steel Throughout							
	Explanation : Piping Nearing End Of Useful Life							
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$2,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B, 1, 2, 3, 4							
	Explanation : One Unit							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$22,900	B
Sprinkler								
No Component	95%							D
Generic	5%			2033	* *	1-2	\$600	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 / 1999
Area Sq Ft : 8,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$112,900	\$54,700
Interior Architecture		\$181,700	
Total		\$294,700	\$54,700
Priority A		\$112,900	\$54,700
Priority C		\$181,700	
Total		\$294,700	\$54,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$44,800	\$3,900		
Interior Architecture	\$11,300	\$200		
Electrical	\$7,800			
Mechanical	\$300	\$3,200	\$400	\$100
Total	\$64,200	\$7,300	\$500	\$100
Priority A	\$44,800	\$3,900		
Priority B	\$8,100	\$3,400	\$400	\$100
Priority C	\$11,300			
Total	\$64,200	\$7,300	\$500	\$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
CONEY ISLAND HOSPITAL AMBULANCE
Asset # : 2671

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$34,400	LIFE	* *	5	\$10,000	A
	Horizontal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Main Entrance							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Over Main Entrance							
	Spalling, Extent : Severe, Area Affected : 10%							
	Location : East Facade							
Metal Sect. OHD	20%			2025	* *	5	\$7,800	A
Windows								
Aluminum	100%	Now	\$72,000	2045	* *	5	\$700	A
	Air Infiltration, Extent : Light, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	100%	Now	\$10,400	LIFE	* *	5	\$1,500	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Built-Up (BUR)	50%	Now	\$40,900	2030	* *			A
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Flat Section							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Flat Section							
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Flat Section							
Modified Bitumen	50%			2020	\$54,700	10	\$7,400	A
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$10,800	LIFE	* *	5	\$15,200	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%			2029	* *	5	\$400	C
Vinyl Tile	5%			2025	* *	3	\$100	C

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

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

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			2029	**	5	\$500	C
Concrete Masonry Unit	15%			LIFE	**	5	\$700	C
Gypsum Board	20%			LIFE	**	5	\$1,300	C
Masonry: Brick	60%	Now	\$181,700	LIFE	**			C

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

Location : Throughout

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

Location : Throughout

Ceilings

AcousTileConcealSpLn	10%			2033	**	5	\$1,000	B
AcousTileSusp.Lay-In	5%			2025	**	5	\$400	B
Exposed Concrete	80%			LIFE	**	5	\$1,000	B
Plaster	5%			LIFE	**	5	\$200	B

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

Location : Tour Lieutenant Office

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

Under 600 Volts

Raceway

Conduit	80%			2020	\$7,800	1		B
Conduit	20%			2030	**	1		B

Panelboards

Molded Case Bkrs	20%			2028	**	5		B
Molded Case Bkrs	80%			2019	\$9,200	5	\$100	B

Wiring

Braided Cloth	80%	2-4	\$7,800	2045	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2030	**	1		B
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Motor Controllers

Locally Mounted	100%			2018	\$8,200	5		B
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Lighting

Interior Lighting

Fluorescent	98%			2020	\$26,000	10	\$4,600	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Using T8 Lamps

HID	2%			2020	\$400	10		B
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Egress Lighting

Emergency, Service	50%			2020	\$400	1		B
Exit, Service	50%			2020	\$400	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2030	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Adjacent Power Plant Building</i>								
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$400	B
Terminal Devices								
Air Handler	40%			2020	\$12,900	1	\$1,300	B
Convactor/Radiator	10%			2025	* *	1	\$200	B
Unit Heater-Stm/HW	50%			2020	\$19,400	4	\$200	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	25%			2020	\$6,900	2	\$100	B
Window/Wall Unit	25%			2015	\$3,100	1		B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$1,100	B
No Component	60%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : CONEY ISLAND HOSPITAL BLDG 6
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.060 / 67 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 13,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$500,500	\$37,300
Interior Architecture		\$51,900
Electrical		\$122,100
Mechanical		\$227,000
Total	\$500,500	\$438,300
Priority A	\$500,500	\$37,300
Priority B		\$349,200
Priority C		\$51,900
Total	\$500,500	\$438,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$28,400	\$2,000		
Interior Architecture	\$1,800		\$1,600	\$700
Electrical	\$22,000	\$100	\$100	
Mechanical	\$400	\$34,300	\$700	\$400
Total	\$52,600	\$36,500	\$2,300	\$1,000
Priority A	\$28,400	\$2,000		
Priority B	\$23,100	\$34,500	\$700	\$400
Priority C	\$1,100		\$1,600	\$700
Total	\$52,600	\$36,500	\$2,300	\$1,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	15%			2040	**	10	\$10,100	A
Masonry: Brick	80%	Now	\$158,600	LIFE	**	5	\$23,100	A
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Corners								
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : East Facade, West Facade								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : East Facade, West Facade								
Rusting Masonry Supt, Extent : Severe, Area Affected : 25%								
Location : Above Second Floor Windows								
Masonry: Limestone	5%			LIFE	**	5	\$1,100	A
Windows								
Metal Clad	50%	Now	\$151,200	2045	**	5	\$7,800	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steel	50%	Now	\$148,600	2045	**	5	\$15,500	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Copper/Terne	20%			2040	**	5	\$4,000	A
Masonry: Brick	75%	Now	\$42,100	LIFE	**	5	\$3,100	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Masonry: Limestone	5%			LIFE	**	5	\$300	A

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$28,400	2030	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engineering Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2020	\$37,300	10	\$900	A
Interior								
Floors								
Carpet	5%			2019	\$5,400	3	\$1,300	C
Ceramic Tile	5%			2029	**	5	\$900	C
Terrazzo	10%			LIFE	**	5	\$1,400	C
Vinyl Tile	30%			2020	\$51,900	3	\$2,700	C
Vinyl Tile	50%			2025	**	3	\$3,300	C
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$2,500	C
Plaster	85%			LIFE	**	5	\$7,100	C
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$700	2033	**	5	\$2,700	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Engineering Office Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engineering Office</i>								
Plaster	70%			LIFE	**	5	\$7,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2020	\$61,000	5	\$300	B
Raceway								
Conduit	90%			2020	\$17,600	1		B
Conduit	10%			2030	**	1		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Knife Sw	10%	2-4	\$2,300	2045	* *	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	10%	2-4	\$2,300	2045	* *	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	30%			2028	* *	5	\$100	B
Molded Case Bkrs	50%			2036	* *	5	\$100	B
Wiring								
Braided Cloth	70%	2-4	\$17,300	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2030	* *	1		B
Lighting								
Interior Lighting								
Fluorescent	100%			2020	\$61,200	10	\$10,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	30%			2020	\$600	1		B
Emergency, Battery	10%			2020	\$500	10	\$300	B
Exit, Service	60%			2020	\$1,200	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2020	\$4,600	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
Distribution								
Steam Piping/Pump	100%			2020	\$96,500	4	\$600	B
Terminal Devices								
Convactor/Radiator	100%			2018	\$130,500	1	\$3,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Window/Wall Unit	80%			2015	\$22,700	1		B
No Component	20%							D

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL BLDG 6
Asset # : 67

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2025	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2015	\$10,600	4	\$2,000	B
	Fixtures								
	Generic	100%							B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : CONEY ISLAND HOSPITAL HAMMETT
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.020 / 89 **Yr Built/Renovated** : 1910 / 1999
Area Sq Ft : 74,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$356,200	\$113,800
Interior Architecture	\$111,200	\$250,300
Electrical	\$55,800	\$428,100
Mechanical	\$146,100	\$145,000
Total	\$669,300	\$937,200
Priority A	\$356,200	\$113,800
Priority B	\$201,900	\$573,100
Priority C	\$111,200	\$250,300
Total	\$669,300	\$937,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$44,700	\$45,900	\$1,300	
Interior Architecture	\$4,300	\$19,700	\$3,900	\$2,800
Electrical	\$2,400	\$4,800	\$1,900	\$1,900
Mechanical	\$7,500	\$4,300	\$11,900	\$4,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$70,800	\$86,500	\$30,900	\$20,700
Priority A	\$44,700	\$45,900	\$1,300	
Priority B	\$21,800	\$40,600	\$25,700	\$18,000
Priority C	\$4,300		\$3,900	\$2,800
Total	\$70,800	\$86,500	\$30,900	\$20,700



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
CONEY ISLAND HOSPITAL HAMMETT
Asset # : 89

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	5%			2040	**	10	\$13,600	A
Masonry: Brick	80%	Now	\$319,000	LIFE	**	5	\$92,800	A
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Masonry: Limestone	5%	Now	\$37,300	LIFE	**	5	\$4,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Stucco Cement	5%			2025	**	5	\$14,500	A
Window Wall	5%			2040	**	5	\$21,800	A
Windows								
Aluminum	100%			2036	**	5	\$2,500	A
Parapets								
Masonry: Brick	90%	Now	\$29,900	LIFE	**	5	\$4,400	A
Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	**	5	\$300	A
Metal: Cage/Fence	5%			2025	**	5-10	\$1,900	A
Roof								
Built-Up (BUR)	5%	Now	\$10,500	2030	**			A
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Over Canopy								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Over Canopy								
Built-Up (BUR)	10%	Now	\$4,200	2020	\$21,000			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Built-Up (BUR)	70%			2025	**	10	\$26,600	A
Modified Bitumen	10%			2020	\$28,100	10	\$3,800	A
Traffic Topping	5%			2020	\$13,400	10	\$3,200	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$13,800	C
Ceramic Tile	5%			2029	**	5	\$3,100	C
Vinyl Tile	35%			2020	\$214,700	3	\$11,000	C
Vinyl Tile	50%			2025	**	3	\$11,800	C

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

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

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

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

Interior

Interior Walls

Glass: Single Pane	5%			LIFE	* *	5	\$5,600	C
Gypsum Board	15%			LIFE	* *	5	\$13,300	C
Plaster	80%	Now	\$111,200	LIFE	* *	5	\$35,500	C

Other Observation, Extent : Light, Area Affected : 30%

Location : 6th Floor And Bathrooms

Explanation : Mold And Mildew Present

Ceilings

AcousTileConcealSpLn	50%			2025	* *	5	\$39,300	B
AcousTileSusp.Lay-In	15%			2033	* *	5	\$9,400	B

Misaligned/Bulging, Extent : Moderate, Area Affected : 30%

Location : Throughout

Exposed Concrete	10%			LIFE	* *	5	\$1,000	B
Plaster	25%			LIFE	* *	5	\$9,800	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2020	\$16,400	5	\$300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	75%			2020	\$57,200	5	\$1,200	B
Molded Case Bkrs	25%			2030	* *	5	\$400	B

Raceway

Conduit	70%			2020	\$48,900	1		B
Conduit	30%			2030	* *	1		B

Panelboards

Fused Disc Sw	10%			2019	\$5,200	5	\$100	B
Molded Case Bkrs	60%			2019	\$31,200	5	\$1,000	B
Molded Case Bkrs	30%			2028	* *	5	\$500	B

Wiring

Braided Cloth	70%	2-4	\$55,800	2045	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2030	* *	1		B
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Motor Controllers

Locally Mounted	100%			2025	* *	5	\$400	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	* *	1	\$18,800	B
Lighting								
Interior Lighting								
Fluorescent	99%			2020	\$252,600	10	\$38,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T8 Lamps</i>							
HID	1%			2015	\$1,800	10		B
Egress Lighting								
Emergency, Service	45%			2020	\$3,200	1		B
Emergency, Battery	5%			2020	\$900	10	\$500	B
Exit, Service	50%			2020	\$3,600	1		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2020	\$6,500	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4th Floor Mechanical Equipment Room</i>							
	<i>Explanation : Steam Comes From Separate Power Plant Building</i>							
Conversion Equipment								
Heat Exchanger	40%			2023	\$4,200	1	\$8,300	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : 4th Floor Mechanical Equipment Room</i>							
	<i>Explanation : 2 Units</i>							
No Component	60%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Prv Station Located In Power Plant Building</i>							
Distribution								
Hot Wtr Piping/Pump	40%			2028	* *	4	\$800	B
Steam Piping/Pump	60%			2030	* *	4	\$1,900	B
Terminal Devices								
Air Handler	20%			2020	\$21,200	1	\$5,200	B
Convactor/Radiator	40%			2025	* *	1	\$5,400	B
Induction Unit	40%			2023	\$30,000	1	\$5,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2015	\$66,600	1	\$7,800	B
Window/Wall Unit	40%			2015	\$40,300	1		B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	40%			2030	* *	4	\$1,200	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2020	\$66,700	1	\$10,400	B
No Component	60%							D
Heat Rejection								
Air Condenser Unit	100%	Now	\$39,200	2020	\$78,400	2	\$23,400	B
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. 1 Is Not In Service, 1 Is Malfunctioning</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$9,400	B
No Component	60%							D
Exhaust Fans								
Interior	40%			2020	\$21,700	2	\$500	B
No Component	60%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$6,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Room 150</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-6</i>								
<i>Explanation : Two 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.

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.010 / 88 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 722,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,13,14
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$10,456,600	\$1,070,100
Interior Architecture	\$407,200	\$1,033,600
Electrical	\$1,963,000	\$14,063,200
Mechanical	\$4,408,300	\$1,860,000
Total	\$17,235,100	\$18,026,900
Priority A	\$10,456,600	\$1,070,100
Priority B	\$6,627,000	\$16,577,700
Priority C	\$151,500	\$379,000
Total	\$17,235,100	\$18,026,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$3,200		\$40,200	\$16,900
Interior Architecture	\$192,700	\$83,100		\$99,300
Electrical	\$110,200	\$145,000	\$163,000	\$96,500
Mechanical	\$115,400	\$123,600	\$110,200	\$105,500
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Total	\$545,900	\$476,000	\$437,700	\$442,600
Priority A	\$3,200		\$40,200	\$16,900
Priority B	\$350,000	\$392,900	\$397,600	\$326,400
Priority C	\$192,700	\$83,100		\$99,300
Total	\$545,900	\$476,000	\$437,700	\$442,600



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
CONEY ISLAND HOSPITAL MAIN BLDG
Asset # : 88

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$141,400	LIFE	* *	5	\$107,100	A
Exposed Reinforcement, Extent : Light, Area Affected : 5% Location : 3rd And 5th Floor Sun Shade Cantilevers. Staining/Discoloring, Extent : Severe, Area Affected : 75% Location : Throughout Underside Of All Sun-shade Cantilevers.								
Masonry: Brick	75%			LIFE	* *	5	\$321,300	A
Recent Repair Evident, Extent : Light, Area Affected : 60% Location : Throughout								
Masonry: Brick	15%	Now	\$220,900	LIFE	* *	5	\$64,300	A
Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Bulkheads, Mechanical Penthouse Spalling, Extent : Severe, Area Affected : 10% Location : Bulkheads, Mechanical Penthouse								
Metal Panel	3%			2041	* *	5-10	\$88,400	A
Window Wall	2%			2041	* *	5	\$32,100	A
Windows								
Aluminum	15%			2037	* *	5	\$33,900	A
Other Observation, Extent : Light, Area Affected : 25% Location : On The 6th And 8th Floors. Explanation : Windows Were Replaced In Various Locations Along The Way While Different Projects Were Constructed.								
Aluminum	83%	Now	\$9,230,400	2046	* *	5	\$93,700	A
Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout Other Observation, Extent : Moderate, Area Affected : 45% Location : Missing Hardware At Various Windows Throughout, Staining On Window Frame At Main Entrance Facade. Explanation : Loose Or Missing Hardware; Rust Staining.								
Metal Louvers	2%			2030	* *	10	\$28,200	A
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$20,900	A
Other Observation, Extent : Severe, Area Affected : 100% Location : 11th Floor Roof. Explanation : Parapet Walls Were Replaced In 2006.								
Masonry: Limestone	25%	Now	\$64,100	LIFE	* *	5	\$13,200	A
Staining/Discoloring, Extent : Moderate, Area Affected : 75% Location : Various Locations Throughout.								
Metal Rail	25%			2034	* *	5-10	\$188,800	A

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$325,400	2031	* *			A
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Over 11th Floor								
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To 11th Floor Mechanical Room.								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Over 11th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over 11th Floor								
Built-Up (BUR)	25%	Now	\$32,500	2026	* *			A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : First Floor Radiology, Emergency Room, Second Floor Pediatrics And 10th Floor North West Side.								
Built-Up (BUR)	20%			2026	* *	10	\$47,100	A
Copper/Terne	3%			2049	* *	10	\$17,700	A
IRMA/Protected Membrane	10%	Now	\$280,100	2031	* *			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Over 8th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over 8th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Over 8th Floor								
IRMA/Protected Membrane	5%			2021	\$140,100	10	\$11,800	A
Panel/Paver: Cer/Brk	2%	Now	\$3,200	2031	* *			A
Vegetation Growth, Extent : Light, Area Affected : 75%								
Location : Various Locations Throughout The Perimeter Of The Paved Roof.								
Traffic Topping	10%			2021	\$166,000	10	\$39,200	A

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2020	\$263,800	3	\$87,300	C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Administrative Office And Conference Room Spaces.								
Explanation : Carpeting Was Evident.								
Cast in Place Concrete	5%	Now	\$34,000	LIFE	* *	5	\$95,500	C
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Basement Loading Dock Area								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Space/basement Loading Dock Area.								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Basement Mechanical Space.								
Explanation : Staining.								
Ceramic Tile	5%			2030	* *	5	\$43,600	C
Quarry Tile	5%			2034	* *	5	\$65,500	C
Raised Access Floor	2%			2030	* *	5	\$65,500	C
Terrazzo	2%	Now	\$26,700	LIFE	* *	5	\$13,600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	56%			2026	* *	3	\$244,400	C
Vinyl Tile	15%			2026	* *	3	\$65,500	C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mri/radiology Suite.								
Explanation : High Density Vinyl With Wood Grain Look.								
Wood	5%			2049	* *	5	\$81,800	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Physical Therapy Suite.								
Explanation : Oak Flooring.								
Interior Walls								
Ceramic Tile	6%			2030	* *	5	\$57,100	C
Concrete Masonry Unit	15%	Now	\$110,600	LIFE	* *	5	\$57,100	C
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Room In Basement.								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Mechanical Room Penthouse West Wall Shifted By 1.5 Inches At Base.								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Various Locations In Basement Mechanical Room.								
Glass: Single Pane	2%			LIFE	* *	5	\$14,300	C
Gypsum Board	15%			LIFE	* *	5	\$85,700	C
Marble Panels	2%			LIFE	* *			C
Plaster	35%			LIFE	* *	5	\$99,900	C
SGFT/Glazed Masonry	25%			LIFE	* *			C

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

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2026	* *	5	\$109,100	B
AcousTileSusp.Lay-In	25%			2034	* *	5	\$218,200	B
Exposed Concrete	5%			LIFE	* *	5	\$6,800	B

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

Location : Mechanical Penthouse

Metal Panel	30%			LIFE	* *	5	\$327,300	B
Plaster	30%	Now	\$92,100	LIFE	* *	5	\$163,600	B

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

Location : 14th Floor Office, Radiology, Pediatrics

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	40%			2031	* *	5	\$1,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 4000 Amp. A And B, Main Disconnect Switch

Air Circuit Breaker	15%			2041	* *	5	\$500	B
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Other Observation, Extent : Light, Area Affected : 50%

Location : Room 1w17 A

Explanation : One 4000 Amp. Section D Main Disconnect Switch

Fused Disc Sw	20%			2031	* *	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 3000 Amp. A1 And B1, Main Disconnect Switch

Fused Disc Sw	15%			2041	* *	5	\$400	B
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Other Observation, Extent : Light, Area Affected : 50%

Location : Room 1w17a

Explanation : One 4000 Amp. Section C Main Disconnect Switch

Molded Case Bkrs	10%			2031	* *	5	\$1,600	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Amp Main Disconnect Switch

Transformers

Dry Type	100%			2026	* *	5	\$2,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Switch Room (staircase G)

Explanation : 500 Kva

Switchgear / Switchboard

Air Circuit Breaker	50%			2021	\$198,100	5	\$1,600	B
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Fused Disc Sw	25%			2021	\$99,100	5	\$700	B
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Molded Case Bkrs	25%			2031	* *	5	\$3,900	B
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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL MAIN BLDG
Asset # : 88

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Busway	20%			2019	\$110,200	1		B
	Conduit	55%			2021	\$302,900	1		B
	Conduit	25%			2031	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2020	\$55,400	5	\$1,400	B
	Molded Case Bkrs	40%			2029	* *	5	\$6,300	B
	Molded Case Bkrs	50%			2020	\$277,200	5	\$7,900	B
Wiring									
	Braided Cloth	70%	2-4	\$436,200	2046	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermoplastic	30%			2031	* *	1		B
Motor Controllers									
	Locally Mounted	10%			2019	\$104,400	5	\$400	B
	Locally Mounted	10%			2038	* *	5	\$400	B
	Locally Mounted	5%	2-4	\$52,200	2041	* *	5	\$100	B
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Motor Control Center	75%			2019	\$783,300	5	\$12,100	B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Stand-by Power									
	Transfer Switches								
	Automatic	30%			2034	* *	1	\$54,800	B
	Automatic	70%			2019	\$7,800	1	\$127,800	B
Generators									
	Diesel	50%			2030	* *	1	\$114,500	B
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Generator Room								
	Explanation : 1200 Kw (generator #1)								
	Diesel	50%			2024	* *	1	\$114,500	B
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Generator Room								
	Explanation : 1250 Kw (Generator #2)								
Batteries									
	Lead/Acid	50%			2015	\$300	5	\$11,000	B
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Generator Room								
	Explanation : Generator #1								
	Nickel Cadmium	50%			2016	\$300	5	\$65,900	B
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Generator Room								
	Explanation : Generator # 2								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2020	\$24,700	5	\$54,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Two 200 Gallons For Generators #1and # 2.							
Main Tank	50%			2024	* *	5	\$8,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground (generator Room Area)							
	Explanation : 7000 Gallons.							
Lighting								
Interior Lighting								
Fluorescent	59%			2021	\$2,087,900	10	\$315,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T8 Lamps							
Fluorescent	10%			2021	\$353,900	10	\$53,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T5 Lamps							
Fluorescent	30%			2016	\$1,061,700	10	\$160,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T12 Lamps							
HID	1%			2016	\$24,900	10	\$200	B
Egress Lighting								
Emergency, Service	40%			2021	\$39,600	1		B
Emergency, Battery	10%			2021	\$24,700	10	\$14,100	B
Exit, Service	50%			2021	\$49,500	1		B
Exterior Lighting								
HID	100%			2016	\$252,500	10	\$1,900	B
Alarm								
Security System								
Generic	100%			2021	\$2,087,400	1	\$221,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fixed Cameras							
Fire/Smoke Detection								
Generic	100%			2021	\$7,145,200	1-3	\$365,100	B

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Campus Steam	100%			2031	* *	1		B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Steam Comes From Separate Power Plant Building								
Conversion Equipment									
Heat Exchanger	70%			2024	* *	1	\$202,400	B	
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : 4 Units On 1st Floor; 2 Units On 13th Floor - Mechanical Equipment Room								
	Explanation : 6 Units								
Pres. Reducing Valve/LP Steam	30%			2024	* *	5	\$10,400	B	
Distribution									
Hot Wtr Piping/Pump	70%	Now	\$47,800	2029	* *	4	\$20,200	B	
	Not Insulated, Extent : Light, Area Affected : 25%								
	Location : Portions Of Piping In Mechanical Rooms								
Steam Piping/Pump	30%	Now	\$28,500	2031	* *	4	\$8,600	B	
	Steam Traps Faulty, Extent : Moderate, Area Affected : 20%								
	Location : Various								
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Various Locations								
	Explanation : Portions Of Insulation Missing								
Terminal Devices									
Air Handler	30%			2016	\$1,100,200	1	\$108,300	B	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Convactor/Radiator	70%	Now	\$449,700	2026	* *	1	\$118,900	B	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Explanation : Thermostatic Valves Need Repair Or Replacement								
Air Conditioning									
Energy Source									
District C.W.	1%			2047	* *	1		B	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : 4th Floor Of New Wing								
	Explanation : Chilled Water Supplied By Power Plant								
Electricity	99%			2037	* *	1		B	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	3%			2030	* *	1	\$19,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Units Serve Labor And Delivery							
Centrifugal, Elec Chiller	2%			2017	\$36,700	1	\$12,600	B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Roof							
	Explanation : On Extended Life / Serve Emergency Room							
Int Pkg Unit - Cooling	10%			2015	\$875,900	2	\$3,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Various							
	Explanation : Many Units On Extended Life							
Ext Pkg Unit - Cooling	20%			2021	\$627,900	2	\$7,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various							
	Explanation : Split Systems							
Window/Wall Unit	65%			2014	\$908,900	1		B
	On Extended Life, Extent : Moderate, Area Affected : 30%							
	Location : Various							
Distribution								
Chilled Wtr Pipe/Pump	5%			2031	* *	4	\$2,200	B
No Component	95%							D
Terminal Devices								
Air Handler/Cool/Ht	5%			2021	\$144,500	1	\$18,100	B
No Component	95%							D
Heat Rejection								
Remote Air Cond	20%			2021	\$812,600	2	\$81,300	B
Water Cool Tower	10%			2015	\$195,200	2	\$58,700	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Roof / Serves Nuclear Medicine							
No Component	70%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$325,200	B
Exhaust Fans								
Interior	90%			2016	\$676,700	2	\$16,200	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Roof	10%			2021	\$54,100	2	\$1,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$40,600	2031	* *	1		B
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : Various							
	Explanation : Broken Gate Valves							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger Low Temp	100%			2031	* *	4	\$86,700	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Mechanical Equipment Room					
				Explanation : 2 Units					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%	Now	\$19,000	LIFE	* *	1		B
				Blockage /Clogged, Extent : Moderate, Area Affected : 10%					
				Location : Roof					
	Sump Pump(s) Rigid Piping	100%			2021	\$10,600	4	\$1,300	B
	Fixtures Generic	100%							B
Vertical Transport									
	Elevators Gearless Traction	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (5)-1 to Penthouse (3)-1 to 9 (1)-1to7					
				Explanation : Nine Units					
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$305,500	B
	Sprinkler No Component	85%							D
	Generic	15%			2041	* *	1-2	\$24,500	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 / 1999
Area Sq Ft : 12,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 29-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$275,300	\$240,800
Interior Architecture		\$47,300
Electrical	\$48,700	\$638,200
Mechanical	\$210,400	\$309,600
Total	\$534,500	\$1,235,900
Priority A	\$275,300	\$240,800
Priority B	\$259,100	\$947,800
Priority C		\$47,300
Total	\$534,500	\$1,235,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$31,000	\$200	
Interior Architecture	\$300			\$100
Electrical	\$9,500	\$29,500	\$700	\$700
Mechanical	\$11,900	\$4,400	\$2,100	\$2,000
Total	\$21,700	\$64,900	\$3,000	\$2,800
Priority A		\$31,000	\$200	
Priority B	\$21,400	\$33,900	\$2,800	\$2,700
Priority C	\$300			\$100
Total	\$21,700	\$64,900	\$3,000	\$2,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$80,700	LIFE	**	5	\$11,700	A
		Diagonal Cracks, Extent : Severe, Area Affected : 15%							
		Location : West Facade							
		Horizontal Cracks, Extent : Severe, Area Affected : 10%							
		Location : West Facade							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : West Facade							
	Masonry: Brick	15%			LIFE	**	5	\$2,300	A
	Metal Sect. OHD	10%			2025	**	5	\$4,900	A
Windows									
	Aluminum	25%			2036	**	5	\$500	A
	Steel	75%	Now	\$85,500	2045	**	5	\$8,900	A
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	70%	Now	\$69,900	LIFE	**	5	\$5,100	A
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
	Metal Rail	10%			2033	**	5-10	\$13,200	A
	Stucco Cement	20%			2033	**	5	\$3,800	A
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Interior Face Of New Mechanical Area							
		Explanation : Stucco Over Concrete Masonry Units							
Roof									
	Modified Bitumen	10%			2025	**	10	\$5,700	A
	Modified Bitumen	30%			2020	\$126,700	10	\$17,100	A
	Single Ply Membrane	40%			2025	**	10	\$22,800	A
	Skylight, Metal/Glass	5%	Now	\$39,300	2030	**			A
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Sloped Glazing	15%			LIFE	**	5	\$114,100	A
Interior									
Floors									
	Cast in Place Concrete	95%			LIFE	**	5	\$47,300	C
	Ceramic Tile	2%			2029	**	5	\$500	C
	Vinyl Tile	3%			2020	\$6,700	3	\$300	C

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	C
Masonry: Brick	90%			LIFE	* *			C
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	\$3,600	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	30%			2020	\$900	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 5000 Amps Main Disconnect Switch							
Air Circuit Breaker	70%			2030	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 3200 Amps And One 1000 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Molded Case Bkrs	70%			2030	* *	5	\$200	B
Molded Case Bkrs	30%			2020	\$159,700	5	\$100	B
Raceway								
Conduit	80%			2020	\$375,700	1		B
Conduit	20%			2030	* *	1		B
Panelboards								
Molded Case Bkrs	50%			2019	\$27,700	5	\$100	B
Molded Case Bkrs	50%			2028	* *	5	\$100	B
Wiring								
Braided Cloth	30%	2-4	\$7,400	2045	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	70%			2030	* *	1		B
Motor Controllers								
Locally Mounted	20%			2025	* *	5		B
Locally Mounted	20%			2025	* *	5		B
Motor Control Center	60%			2018	\$17,800	5	\$200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	* *	1	\$3,200	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2023	\$75,100	1	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 1200 Kw</i>								
Batteries								
Lead/Acid	50%			2014	\$300	5	\$200	B
Nickel Cadmium	50%			2014	\$300	5	\$1,100	B
Fuel Storage								
Day Tank	70%			2028	* *	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 150 Gallons</i>								
Main Tank	30%			2035	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : One 8000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2015	\$20,100	10	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
HID	75%			2015	\$48,700	10	\$400	B
Incandescent	5%			2015	\$5,000	2		B
Egress Lighting								
Emergency, Service	10%			2015	\$300	1		B
Emergency, Battery	40%			2020	\$2,600	10	\$1,500	B
Exit, Service	50%			2020	\$1,300	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 6	100%			2020	\$43,700	5	\$4,700	B
Conversion Equipment								
Steam Boiler	100%	2-4	\$86,400	2040	* *	1	\$13,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Very Old Steam Boilers</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Distribution									
	Steam Piping/Pump	100%	2-4	\$124,000	2050	* *	4	\$800	B
Corroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : Provides Steam To The Other Buildings									
Terminal Devices									
	Fan Coil Unit/Heat	100%			2020	\$265,800	1	\$4,900	B
Ventilation									
Exhaust Fans									
	Roof	70%			2020	\$9,900	2	\$300	B
	Wall Unit	30%			2020	\$8,100	2	\$100	B
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2025	* *	1		B
HW Heat Exchanger									
	Low Temp	100%			2030	* *	4	\$2,300	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : Provides Hot Water To Adjacent Building									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%	0-2	\$10,600	2030	* *	4	\$1,300	B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Fixtures									
	Generic	100%							B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 : 29-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$228,600	\$85,700
Interior Architecture		\$191,500
Electrical		\$89,400
Mechanical		\$37,800
Total	\$228,600	\$404,400
Priority A	\$228,600	\$85,700
Priority B		\$256,100
Priority C		\$62,600
Total	\$228,600	\$404,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$11,000		\$29,300	\$17,900
Interior Architecture			\$12,900	
Electrical	\$3,100	\$3,100	\$3,600	\$4,700
Mechanical	\$43,500	\$13,400	\$41,400	\$13,400
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$92,200	\$51,000	\$121,700	\$70,500
Priority A	\$11,000		\$29,300	\$17,900
Priority B	\$81,100	\$51,000	\$79,600	\$52,600
Priority C			\$12,900	
Total	\$92,200	\$51,000	\$121,700	\$70,500



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

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

Exterior

Exterior Walls

Metal Panel	75%			2046	**	5-10	\$314,300	A
Pre-Cast Concrete	5%			LIFE	**	5	\$9,900	A
Window Wall	20%			2046	**	5	\$45,700	A

Windows

Aluminum	100%			2042	**	5	\$35,700	A
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Parapets

Masonry: Brick	70%			LIFE	**	5	\$9,300	A
Metal Panel	25%			2046	**	5	\$12,800	A
Pre-Cast Concrete	5%			LIFE	**	5	\$4,200	A

Roof

Modified Bitumen	100%	0-2	\$11,000	2025	**			A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Tower Building Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								

Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5	\$32,200	C
Terrazzo	20%			LIFE	**	5	\$23,000	C
Vinyl Tile	70%			2025	**	3	\$38,700	C

Interior Walls

Concrete Masonry Unit	30%			LIFE	**	5	\$19,300	C
Glass: Special Gauge	5%			LIFE	**	1		C
Gypsum Board	65%			LIFE	**	5	\$62,600	C

Ceilings

AcousTileSusp.Lay-In	30%			2033	**	5	\$44,200	B
Gypsum Board	70%			LIFE	**	5	\$128,900	B

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2046	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amps Main Disconnect Switch</i>								

Switchgear / Switchboard

Air Circuit Breaker	100%			2046	**	5	\$500	B
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Raceway

Conduit	100%			2046	**	1		B
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Panelboards

Fused Disc Sw	5%			2042	**	5	\$100	B
Molded Case Bkrs	95%			2042	**	5	\$2,500	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	100%			2046	* *	1		B
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$700	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$30,800	B
Lighting								
Interior Lighting								
Fluorescent	59%			2028	* *	10	\$53,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T5 Lamps							
Fluorescent	40%			2028	* *	10	\$36,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T8 Lamps							
HID	1%			2028	* *	10		B
Egress Lighting								
Emergency, Service	49%			2028	* *	1		B
Emergency, Battery	1%			2028	* *	10	\$200	B
Exit, LED	50%			2055	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2020	\$37,800	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Power Plant							
	Explanation : Steam Comes From Separate Power Plant Building							
Conversion Equipment								
Heat Exchanger	60%			2023	\$14,700	1	\$29,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Power Plant Building							
	Explanation : Located In Power Plant							
Pres. Reducing Valve/LP Steam	40%			2033	* *	5	\$2,300	B
Distribution								
Hot Wtr Piping/Pump	60%			2042	* *	4	\$4,400	B
Steam Piping/Pump	40%			2046	* *	4	\$2,900	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	40%			2028	* *	1	\$24,400	B
Fan Coil Unit/Heat	30%			2028	* *	1	\$9,600	B
Induction Unit	30%			2033	* *	1	\$9,600	B
Air Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant Building</i>								
<i>Explanation : Chilled Water Comes From Power Plant</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$7,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	* *	1	\$60,900	B
Heat Rejection								
Water Cool Tower	100%			2024	* *	2	\$99,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant Roof</i>								
<i>Explanation : New Unit On Power Plant Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$54,900	B
Exhaust Fans								
Roof	100%			2028	* *	2	\$3,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2046	* *	4	\$14,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Room 191</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-8</i>								
<i>Explanation : 5 Units</i>								

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,216,700	\$108,500
Interior Architecture	\$55,100	
Electrical	\$471,300	\$56,400
Mechanical		\$257,000
Total	\$1,743,100	\$422,000
Priority A	\$1,216,700	\$108,500
Priority B	\$471,300	\$313,500
Priority C	\$55,100	
Total	\$1,743,100	\$422,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$24,300			
Interior Architecture	\$15,300	\$2,200	\$2,500	\$3,300
Electrical	\$21,600	\$3,100	\$42,200	\$2,900
Mechanical	\$2,500	\$2,800	\$7,800	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$67,700	\$12,100	\$56,400	\$14,300
Priority A	\$24,300			
Priority B	\$40,800	\$9,900	\$56,400	\$11,000
Priority C	\$2,600	\$2,200		\$3,300
Total	\$67,700	\$12,100	\$56,400	\$14,300



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$280,000	LIFE	* *	5	\$40,700	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Bulkheads							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : Bulkheads							
Masonry: Marble	2%			LIFE	* *	5	\$600	A
Windows								
Steel	100%	Now	\$648,200	2046	* *	5	\$67,700	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$95,700	LIFE	* *	5	\$7,000	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Interior Face							
Masonry: Marble	10%	Now	\$24,300	LIFE	* *	5	\$1,000	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Misaligned/Bulging, Extent : Light, Area Affected : 5%							
	Location : Coping At East Parapet							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Roof								
Built-Up (BUR)	100%	Now	\$192,800	2031	* *			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Rooms On Second Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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

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

Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5	\$8,200	C
Ceramic Tile	5%			2030	**	5	\$1,900	C
Terrazzo	15%			LIFE	**	5	\$4,400	C
Vinyl Tile	55%			2026	**	3	\$10,400	C
Vinyl Tile	15%	Now	\$55,100	2031	**	3	\$2,100	C

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

Location : Basement

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

Location : Basement

Interior Walls

Ceramic Tile	4%			2030	**	5	\$2,500	C
Concrete Masonry Unit	10%			LIFE	**	5	\$2,500	C
Glass: Single Pane	2%			LIFE	**	5	\$1,000	C
Gypsum Board	60%			LIFE	**	5	\$22,900	C
Metal Panel	2%			LIFE	**			C
Marble Panels	2%			LIFE	**			C
SGFT/Glazed Masonry	20%			LIFE	**			C

Ceilings

AcousTileSusp.Lay-In	13%			2026	**	5	\$4,900	B
AcousTileSusp.Lay-In	40%			2034	**	5	\$15,100	B
AcousTileSusp.Lay-In	2%	Now	\$5,200	2041	**	5	\$400	B

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Room B32

Worn/Eroded, Extent : Severe, Area Affected : 50%

Location : Room B32

Exposed Concrete	15%			LIFE	**	5	\$900	B
Gypsum Board	30%			LIFE	**	5	\$14,100	B

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2021	\$3,100	5	\$800	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Molded Case Bkrs	90%			2021	\$41,200	5	\$700	B
Molded Case Bkrs	10%			2041	**	5	\$100	B

Raceway

Conduit	90%			2021	\$22,400	1		B
Conduit	10%			2041	**	1		B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	20%			2037	* *	5	\$200	B
Molded Case Bkrs	80%			2020	\$27,700	5	\$600	B
Wiring								
Braided Cloth	70%	2-4	\$18,700	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2041	* *	1		B
Motor Controllers								
Locally Mounted	80%			2034	* *	5	\$200	B
Locally Mounted	20%			2019	\$4,200	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
Lighting								
Interior Lighting								
Fluorescent	86%			2026	* *	10	\$19,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2021	\$15,300	10	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2016	\$2,200	10		B
Incandescent	2%			2021	\$3,100	2		B
Egress Lighting								
Emergency, Battery	50%			2026	* *	10	\$3,000	B
Exit, Service	50%			2026	* *	1		B
Exterior Lighting								
HID	100%			2016	\$12,900	10	\$100	B
Alarm								
Security System								
Generic	100%			2016	\$106,500	1	\$11,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System Is Functional</i>								
Fire/Smoke Detection								
Generic	100%			2016	\$364,700	1-3	\$18,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fire Alarm System Is Functional</i>								

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

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2031	* *	1		B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steam Supplied From Adjacent Building " C "							
Conversion Equipment								
Heat Exchanger	40%			2030	* *	1	\$5,000	B
	Other Observation, Extent : Light, Area Affected : 25%							
	Location : Basement Steam Room							
	Explanation : 2 Units							
Pres. Reducing Valve/LP Steam	60%			2024	* *	5	\$900	B
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Basement Steam Room							
	Explanation : 2 Units							
Distribution								
Hot Wtr Piping/Pump	60%			2029	* *	4	\$700	B
Steam Piping/Pump	40%			2031	* *	4	\$700	B
Terminal Devices								
Air Handler	40%			2021	\$63,300	1	\$6,200	B
Convactor/Radiator	60%			2026	* *	1	\$4,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2021	\$193,700	2	\$1,600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000	B
Exhaust Fans								
Interior	100%			2021	\$32,500	2	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2021	\$9,100	4	\$2,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	100%		LIFE		* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : B-2</i>									
<i>Explanation : 1 Unit</i>									
Fire Suppression									
Standpipe									
	Generic	100%		2031		* *	1-5	\$12,700	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$215,400
Interior Architecture		\$52,500
Electrical	\$917,700	\$743,400
Mechanical	\$325,900	\$1,342,500
Total	\$1,243,600	\$2,353,800
Priority A		\$215,400
Priority B	\$1,243,600	\$2,085,900
Priority C		\$52,500
Total	\$1,243,600	\$2,353,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$30,600		\$26,100	
Interior Architecture	\$37,400	\$3,200	\$31,900	\$11,200
Electrical	\$14,500	\$17,200	\$15,300	\$13,700
Mechanical	\$49,300	\$41,900	\$69,700	\$46,200
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$149,500	\$80,000	\$160,800	\$88,800
Priority A	\$30,600		\$26,100	
Priority B	\$107,800	\$76,900	\$134,800	\$77,600
Priority C	\$11,200	\$3,200		\$11,200
Total	\$149,500	\$80,000	\$160,800	\$88,800



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$130,300	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal/Glass Curt Wall	15%			LIFE	**	5	\$48,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : East Facade							
Metal Panel	3%			2041	**	5-10	\$35,800	A
Granite Panels	2%			LIFE	**	5	\$2,600	A
Window Wall	5%			2041	**	5	\$32,600	A
Windows								
Aluminum	90%			2043	**	5	\$32,000	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Glass Block	5%			LIFE	**	5	\$1,100	A
Metal Louvers	5%			2030	**	10	\$11,100	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$9,300	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Rail	7%			2038	**	5-10	\$13,100	A
Pre-Cast Concrete	3%			LIFE	**	5	\$2,000	A
Roof								
Built-Up (BUR)	75%			2029	**	10	\$36,300	A
Plaza Roof: Stone Panels	25%	Now	\$30,600	2047	**			A
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Basement							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$27,900	C
Ceramic Tile	5%			2030	**	5	\$6,400	C
Terrazzo	15%			LIFE	**	5	\$15,000	C
Vinyl Tile	15%			2029	**	3	\$9,600	C
Vinyl Tile	55%			2026	**	3	\$35,100	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,500	C
Glass Block	5%			LIFE	**			C
Gypsum Board	37%			LIFE	**	5	\$52,500	C
Masonry: Brick	3%			LIFE	**			C
Metal Panel	5%			LIFE	**			C
Metal Panel	5%			LIFE	**			C
Granite Panels	3%			LIFE	**			C
Plaster	17%			LIFE	**	5	\$12,100	C
SGFT/Glazed Masonry	15%			LIFE	**			C

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%	Now	\$26,200	2038	* *	5	\$9,600	B
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Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : Vacant Area On Fifth Floor

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

Location : Vacant Area On Fifth Floor

AcousTileSusp.Lay-In	50%			2026	* *	5	\$63,900	B
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Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Basement Near Room 041

Exposed Concrete	15%			LIFE	* *	5	\$3,000	B
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Metal Panel	10%			LIFE	* *	5	\$16,000	B
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Plaster	10%			LIFE	* *	5	\$8,000	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2021	\$29,400	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Protector Rated @ 4000 Amperes

Transformers

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

Location : Electrical Room

Explanation : 150 K V A Nameplate Rating

Switchgear / Switchboard

Air Circuit Breaker	100%			2021	\$91,500	5	\$500	B
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Raceway

Conduit	90%			2021	\$96,600	1		B
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Conduit	10%			2041	* *	1		B
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Panelboards

Molded Case Bkrs	10%			2037	* *	5	\$300	B
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Molded Case Bkrs	90%			2020	\$83,200	5	\$2,300	B
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Wiring

Braided Cloth	65%	2-4	\$80,800	2046	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

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

Locally Mounted	10%			2019	\$12,400	5	\$100	B
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Locally Mounted	30%			2034	* *	5	\$200	B
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Motor Control Center	40%			2034	* *	5	\$1,100	B
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Motor Control Center	20%			2019	\$26,100	5	\$500	B
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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG C
Asset # : 2727

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,100	1	\$29,800	B
Generators								
Diesel	100%			2017	\$75,100	1	\$37,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Rated @ 200 K W</i>								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$3,600	B
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	18%			2021	\$93,300	10	\$14,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2026	* *	10	\$62,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2021	\$7,300	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2026	* *	1		B
Exit, Service	50%			2026	* *	1		B
Alarm								
Security System								
Generic	100%			2021	\$340,400	1	\$36,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV And Intrusion Alarm Systems Are Functional</i>								
Fire/Smoke Detection								
No Component	40%							D
Generic	60%			2016	\$699,200	1-3	\$35,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fire Alarm System Is Functional</i>								

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Fuel Oil No 6	100%			2031	* *	5	\$26,400	B
	Conversion Equipment								
	Steam Boiler	100%	Now	\$12,100	2019	\$605,700	1	\$76,200	B
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : All 3 Water Feed Valves, Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 3 Units							
	Distribution								
	Hot Wtr Piping/Pump	70%	Now	\$70,000	2029	* *	4	\$3,000	B
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement & Penthouse M E R							
		Damaged, Extent : Severe, Area Affected : 70%							
		Location : Make Up Tank In Boiler Room							
	Steam Piping/Pump	30%	Now	\$7,700	2031	* *	4	\$1,300	B
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Terminal Devices								
	Air Handler	40%			2021	\$214,800	1	\$21,200	B
	Convactor/Radiator	50%			2026	* *	1	\$13,800	B
	Fan Coil Unit/Heat	10%			2021	\$149,100	1	\$2,800	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		B
	Conversion Equipment								
	Centrifugal, Elec Chiller	85%			2024	* *	1	\$78,600	B
	Window/Wall Unit	5%			2016	\$10,200	1		B
	No Component	10%							D
	Distribution								
	Chilled Wtr Pipe/Pump	85%	Now	\$37,200	2031	* *	4	\$3,600	B
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement							
	No Component	15%							D
	Terminal Devices								
	Air Handler/Cool/Ht	85%			2021	\$323,600	1	\$44,900	B
	No Component	15%							D
	Heat Rejection								
	Water Cool Tower	85%			2015	\$218,700	2	\$73,000	B
	No Component	15%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,600	B
	Exhaust Fans								
	Interior	80%			2021	\$49,400	2	\$2,100	B
	Roof	20%			2021	\$15,800	2	\$500	B

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing									
H/C Water Piping									
Brass/Copper	60%			2031	* *	1		B	
Galv Iron/Steel	40%	0-2	\$2,400	2026	* *	1		B	
Corroded, Extent : Severe, Area Affected : 50%									
Location : Near Hot Water Converters In Basement									
HW Heat Exchanger									
Low Temp	100%			2021	\$30,900	4	\$8,500	B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Sump Pump(s)									
Submersible	100%			2014	\$6,400	4	\$2,000	B	
Sewage Ejector(s)									
Electric	100%			2026	* *	4	\$2,000	B	
Backflow Preventer									
Generic	100%			2021	\$9,700	1	\$5,300	B	
Fixtures									
Generic	100%							B	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *			C	
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-6									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
Generic	100%			2031	* *	1-5	\$43,100	B	
Sprinkler									
No Component	95%							D	
Generic	5%	Now	\$1,200	2031	* *	1-2	\$1,000	B	
Corroded, Extent : Severe, Area Affected : 5%									
Location : Basement Hallway									

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$119,000
Interior Architecture	\$38,200	\$294,500
Electrical	\$99,300	
Total	\$137,500	\$413,500
Priority A		\$119,000
Priority B	\$137,500	\$38,200
Priority C		\$256,300
Total	\$137,500	\$413,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$6,800		\$17,300
Interior Architecture		\$13,600	\$10,100	
Electrical	\$5,100	\$6,100	\$5,100	\$5,200
Mechanical	\$23,200	\$18,500	\$26,300	\$30,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$40,100	\$56,900	\$53,300	\$65,100
Priority A		\$6,800		\$17,300
Priority B	\$40,100	\$36,500	\$43,200	\$47,800
Priority C		\$13,600	\$10,100	
Total	\$40,100	\$56,900	\$53,300	\$65,100



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
ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Asset # : 4132

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$52,400	A
Metal Panel	3%			2042	**	5-10	\$12,700	A
Window Wall	12%			2042	**	5	\$27,700	A
Windows								
Aluminum	95%			2038	**	5	\$14,000	A
Glass Block	3%			LIFE	**	5	\$300	A
Metal Louvers	2%			2031	**	10	\$1,800	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$6,600	A
Masonry: Limestone	5%			LIFE	**	5	\$400	A
Roof								
Metal Panel	5%			2035	**	10	\$6,800	A
Modified Bitumen	90%			2030	**	10	\$66,600	A
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
Skylight, Plastic	2%			2035	**	1		A
Sloped Glazing	3%			LIFE	**	5	\$29,600	A
Interior								
Floors								
Carpet	5%			2021	\$33,000	3	\$8,200	C
Cast in Place Concrete	5%			LIFE	**	5	\$11,900	C
Ceramic Tile	5%			2031	**	5	\$5,500	C
Terrazzo	5%			LIFE	**	5	\$4,300	C
Vinyl Tile	80%			2027	**	3	\$32,700	C
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$14,700	C
Concrete Masonry Unit	7%			LIFE	**	5	\$13,700	C
Glass: Single Pane	3%			LIFE	**	5	\$11,000	C
Gypsum Board	87%			LIFE	**	5	\$256,300	C
Ceilings								
AcousTileSusp.Lay-In	70%			2035	**	5	\$76,400	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$13,600	B
Metal Panel	10%			LIFE	**	5	\$13,600	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2042	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	\$2,900	B
Wiring								
Thermoplastic	100%			2042	* *	1		B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	100%			2027	* *	10	\$99,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And Cfl Lamps</i>								
Egress Lighting								
Exit, Service	100%			2027	* *	1		B
Exterior Lighting								
HID	50%			2027	* *	10	\$200	B
No Component	50%							D
Alarm								
Security System								
No Component	50%							D
Generic	50%			2027	* *	1	\$20,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2027	* *	1-3	\$33,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2038	* *	4	\$4,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler, Pressure Reducing Valve And Heat Exchanger Located In Main Bldg</i>								
<i>Explanation : Hot Water And Steam For Heating From Main Bldg</i>								
Steam Piping/Pump	50%			2042	* *	4	\$4,000	B
Terminal Devices								
Air Handler	50%			2027	* *	1	\$33,500	B
Convactor/Radiator	50%			2035	* *	1	\$17,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2020		1		B
No Component	90%							D

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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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$8,000	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : Chilled Water From Main Bldg						
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$67,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,400	B
Exhaust Fans								
Interior	10%			2027	* *	2	\$300	B
Roof	90%			2027	* *	2	\$3,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 1,2,3						
		Explanation : Three Units						
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$54,700	B
Sprinkler								
Generic	100%			2042	* *	1-2	\$30,400	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$818,300	\$135,800
Interior Architecture		\$333,700
Electrical	\$63,800	\$286,100
Mechanical		\$151,100
Total	\$882,100	\$906,800
Priority A	\$818,300	\$135,800
Priority B	\$63,800	\$437,200
Priority C		\$333,700
Total	\$882,100	\$906,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$3,600	\$1,800		\$23,400
Interior Architecture		\$5,600	\$6,800	\$6,600
Electrical	\$7,400	\$8,800	\$8,100	\$18,100
Mechanical	\$2,300	\$3,800	\$7,600	\$41,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$31,100	\$37,800	\$40,200	\$107,400
Priority A	\$3,600	\$1,800		\$23,400
Priority B	\$27,400	\$34,300	\$33,400	\$84,000
Priority C		\$1,600	\$6,800	
Total	\$31,100	\$37,800	\$40,200	\$107,400



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	* *	5	\$68,100	A	
Window Wall	10%	2-4	\$170,400	2042	* *	5	\$14,200	A	
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Solarium									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Solarium									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Solarium									
Windows									
Aluminum	40%			2044	* *	5	\$7,200	A	
Steel	60%	Now	\$647,900	2047	* *	5	\$67,700	A	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
Masonry: Brick	90%			LIFE	* *	5	\$2,900	A	
Masonry: Limestone	5%			LIFE	* *	5	\$200	A	
Metal Rail	5%			2035	* *	5-10	\$3,000	A	
Roof									
Modified Bitumen	100%			2027	* *	10	\$23,400	A	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$5,800	C	
Ceramic Tile	5%			2031	* *	5	\$2,600	C	
Vinyl Tile	65%			2022	\$333,700	3	\$12,800	C	
Vinyl Tile	25%			2030	* *	3	\$4,900	C	
Interior Walls									
Ceramic Tile	5%			2031	* *	5	\$2,300	C	
Fiberglass Panel	7%			LIFE	* *			C	
Glass: Single Pane	3%			LIFE	* *	5	\$1,000	C	
Gypsum Board	20%			LIFE	* *	5	\$5,600	C	
Gypsum Board	7%			LIFE	* *	5	\$1,900	C	
Plaster	38%			LIFE	* *	5	\$5,300	C	
SGFT/Glazed Masonry	20%			LIFE	* *			C	
Ceilings									
AcousTileSusp.Lay-In	25%			2027	* *	5	\$13,200	B	
AcousTileSusp.Lay-In	15%			2035	* *	5	\$7,900	B	
Exposed Concrete	25%			LIFE	* *	5	\$2,100	B	
Plaster	35%			LIFE	* *	5	\$11,500	B	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2032	* *	5	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Power Circuit Breaker Rated @ 2000 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	* *	5	\$1,600	B
Raceway								
Conduit	80%			2022	\$55,900	1		B
Conduit	20%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	80%			2021	\$41,600	5	\$1,300	B
Molded Case Bkrs	20%			2030	* *	5	\$300	B
Wiring								
Braided Cloth	80%	2-4	\$63,800	2047	* *	1		B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	20%			2032	* *	1		B
Motor Controllers								
Locally Mounted	60%			2020	\$39,200	5	\$200	B
Locally Mounted	40%			2027	* *	5	\$200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$18,400	B
Lighting								
Interior Lighting								
Fluorescent	30%			2027	* *	10	\$9,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Corridors</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	70%			2022	\$149,500	10	\$22,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2030	* *	1		B
Exit, Service	50%			2022	\$3,000	1		B
Exterior Lighting								
Fluorescent	25%			2022	\$9,100	10	\$1,400	B
HID	25%			2022	\$6,400	10		B
No Component	50%							D

Alarm

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm								
Security System								
Generic	100%			2027	* *	1	\$22,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$36,900	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$1,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room And Pressure Reducing Valve Located In Main Bldg</i>								
<i>Explanation : Steam From Main Bldg</i>								
Terminal Devices								
Air Handler	10%			2022	\$22,100	1	\$2,200	B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	90%			2027	* *	1	\$10,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2023	\$105,700	2	\$400	B
Ext Pkg Unit - Cooling	20%			2027	* *	2	\$400	B
Window/Wall Unit	40%			2017	\$33,700	1		B
No Component	20%							D
Heat Rejection								
Remote Air Cond	20%			2027	* *	2	\$4,900	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,600	B
Exhaust Fans								
Interior	100%			2022	\$45,400	2	\$1,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2032	* *	4	\$3,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One In Each Wing 1 to 8							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$17,800	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2042	* *	1-2	\$1,000	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,768,700	\$1,331,500
Interior Architecture	\$458,300	\$1,433,100
Electrical	\$317,700	\$5,104,900
Mechanical	\$1,681,100	\$12,249,900
Total	\$4,225,800	\$20,119,400
Priority A	\$1,768,700	\$1,331,500
Priority B	\$2,361,700	\$17,879,600
Priority C	\$95,400	\$908,200
Total	\$4,225,800	\$20,119,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$40,200			
Interior Architecture		\$116,600	\$25,900	\$25,900
Electrical	\$118,200	\$145,800	\$123,000	\$117,700
Mechanical	\$261,900	\$244,100	\$425,700	\$258,000
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
Total	\$587,000	\$673,400	\$741,500	\$568,400
Priority A	\$40,200			
Priority B	\$546,900	\$556,700	\$715,500	\$568,400
Priority C		\$116,600	\$25,900	
Total	\$587,000	\$673,400	\$741,500	\$568,400



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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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$251,200	A
Masonry: Brick	45%			LIFE	**	5	\$226,100	A
Metal Panel	2%			2048	**	5-10	\$69,100	A
Window Wall	3%			2048	**	5	\$56,500	A
Windows								
Aluminum	92%			2044	**	5	\$245,400	A
Aluminum	5%	Now	\$657,200	2047	**	5	\$6,700	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout 6th Floor							
Steel	3%	Now	\$478,600	2047	**	5	\$50,000	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
Parapets								
Masonry: Brick	15%	Now	\$109,000	LIFE	**	5	\$8,000	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Five Story Wing Of Section D							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Five Story Wing Of Section D							
	Miss/Damaged Copings, Extent : Severe, Area Affected : 100%							
	Location : Over Penthouse Of Section C							
Masonry: Brick	30%			LIFE	**	5	\$16,000	A
Masonry: Brick	40%			LIFE	**	5	\$21,300	A
Masonry: Limestone	5%	Now	\$32,600	LIFE	**	5	\$3,300	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping At Section D							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Coping At Section D							
Metal Rail	8%			2035	**	5-10	\$76,900	A
Metal Rail	2%			2039	**	5-10	\$19,200	A

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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 ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$165,700	2032	**			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Elevator Penthouse Over 12 Floor Of Section C And Generator Room Over F Section								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Generator Room								
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Over Elevator Penthouse In Section C								
Modified Bitumen	15%			2022	\$332,600	10	\$44,900	A
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Over 11th Floor Of Section D								
Modified Bitumen	5%			2030	**	10	\$15,000	A
Modified Bitumen	20%			2027	**	10	\$59,900	A
Panel/Paver: Cer/Brk	5%			2022	\$201,800	10	\$20,000	A
Single Ply Membrane	13%			2027	**	10	\$38,900	A
Single Ply Membrane	30%			2027	**	10	\$89,900	A
Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Sections A And B Facing South Side								
Skylight, Metal/Glass	2%			2042	**	10	\$20,000	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$226,800	C
Ceramic Tile	5%			2031	**	5	\$51,800	C
Ceramic Tile	5%			2025	**	5	\$51,800	C
Sheet Vinyl/Rubber	5%			2032	**	5	\$77,800	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Pediatric Emergency Room								
Explanation : Recent Installation								
Terrazzo	5%			LIFE	**	5	\$40,500	C
Vinyl Tile	37%			2027	**	3	\$143,900	C
Vinyl Tile	33%			2030	**	3	\$128,300	C
Interior Walls								
Ceramic Tile	10%			2031	**	5	\$113,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$45,200	C
Glass: Single Pane	5%			LIFE	**	5	\$42,400	C
Gypsum Board	25%			LIFE	**	5	\$169,600	C
Gypsum Board	5%			LIFE	**	5	\$33,900	C
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Pediatric Emergency Wing								
Gypsum Board	3%			LIFE	**	5	\$20,400	C
Gypsum Board	27%			LIFE	**	5	\$183,200	C
Plaster	15%			LIFE	**	5	\$50,900	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2027	* *	5	\$259,200	B
AcousTileSusp.Lay-In	22%			2035	* *	5	\$228,100	B
AcousTileSusp.Lay-In	5%			2042	* *	5	\$51,800	B
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Pediatric Emergency Room								
AcousTileSusp.Lay-In	23%			2039	* *	5	\$238,500	B
Exposed Concrete	5%			LIFE	* *	5	\$8,100	B
Exposed Struc: Steel	5%			LIFE	* *			B
Metal Panel	5%			LIFE	* *	5	\$64,800	B
Plaster	15%			LIFE	* *	5	\$97,200	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2022	\$78,100	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Rooms (41st Street And Baxter / Broadway)								
Explanation : Main Service Switches Rated @ 2-4000 Amperes								
Fused Disc Sw	50%			2042	* *	5	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room (F-plant)								
Explanation : Main Service Switches Rated @ 1-2000 Amperes And 2-1600 Amperes								
Transformers								
Dry Type	50%			2039	* *	5	\$1,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 41st Street Electrical Room								
Explanation : Rated @ 225 Kva								
Dry Type	50%			2020	\$7,100	5	\$1,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Baxter / Broadway Electrical Room								
Explanation : Rated @ 400 Kva								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2022	\$243,900	5	\$1,800	B
Air Circuit Breaker	5%			2048	* *	5	\$200	B
Fused Disc Sw	45%			2042	* *	5	\$1,400	B
Raceway								
Busway	10%			2020	\$68,800	1		B
Conduit	40%			2022	\$275,400	1		B
Conduit	50%			2042	* *	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$69,300	5	\$1,600	B
Molded Case Bkrs	50%			2021	\$346,500	5	\$9,300	B
Molded Case Bkrs	40%			2038	* *	5	\$7,500	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$233,700	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section Of The Building</i>								
Busway	10%			2020	\$77,900	1		B
Thermoplastic	60%			2042	* *	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$261,100	5	\$900	B
Motor Control Center	40%			2020	\$522,200	5	\$7,700	B
Motor Control Center	40%			2035	* *	5	\$7,700	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$10,400	B
Stand-by Power								
Transfer Switches								
Automatic	75%			2039	* *	1	\$162,700	B
Automatic	25%			2020	\$2,800	1	\$54,200	B
Generators								
Diesel	50%			2035	* *	1	\$136,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room (F- Plant)</i>								
<i>Explanation : 1-1500 Kw And 3-600 Kw</i>								
Diesel	50%			2018	\$37,500	1	\$136,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Rooms (41st Street And Baxter / Broadway)</i>								
<i>Explanation : Rated @ 2-350 Kw And 1-400 Kw</i>								
Batteries								
Lead/Acid	75%			2017	\$500	5	\$19,500	B
Nickel Cadmium	25%			2015	\$200	5	\$39,200	B
Fuel Storage								
Day Tank	25%			2021	\$14,700	5	\$32,100	B
Day Tank	25%			2044	* *	5	\$32,100	B
Main Tank	25%			2025	* *	5	\$5,100	B
Main Tank	25%			2057	* *	5	\$5,100	B
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$2,102,100	10	\$317,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	47%			2030	* *	10	\$298,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Building</i>								
<i>Explanation : T-8 And Cfl</i>								
HID	1%			2022	\$29,600	10	\$200	B
Incandescent	2%			2017	\$84,100	2	\$300	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	40%			2022	\$47,000	1		B
Emergency, Battery	10%			2022	\$29,400	10	\$16,700	B
Exit, Service	50%			2022	\$58,800	1		B
Exterior Lighting								
HID	100%			2022	\$300,000	10	\$2,200	B
Alarm								
Security System								
No Component	50%							D
Generic	25%			2027	* *	1	\$65,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Generic	25%			2027	* *	1	\$65,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Points</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$433,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Pull Station, Strobe Lights, Alarm Bells And Smoke Detectors</i>								
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil	25%			2052	* *	5	\$53,700	B
<i>No. 6 Fuel Oil, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 - 25,000 Gallon Buried Tanks</i>								
Interruptible Gas/Dual Fuel	75%			2042	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers Are Dual Fuel Using Gas And #6 Fuel Oil</i>								
Conversion Equipment								
Heat Exchanger	10%			2025	* *	1	\$34,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Sets Of Duplex Heat Exchangers Serving Reheat System</i>								
Steam Boiler	90%	Now	\$708,100	2027	* *	1	\$556,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Boilers, 3 Dual Fuel Boilers Will Only Operate In The Gas Mode / 1 Boiler Using #6 Fuel Needs Tubes</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2030	* *	4	\$10,300	B
Steam Piping/Pump	80%	Now	\$451,400	2032	* *	4	\$27,400	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Traps And Return Lines</i>								
Terminal Devices								
Air Handler	25%			2022	\$1,089,200	1	\$107,200	B
Convactor/Radiator	50%			2027	* *	1	\$112,100	B
Fan Coil Unit/Heat	25%			2022	\$3,024,700	1	\$56,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	75%			2031	* *	1	\$562,800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Chillers</i>								
Ext Pkg Unit - Cooling	20%			2022	\$746,000	2	\$8,600	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	5%			2017	\$83,100	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$51,300	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$2,745,700	1	\$343,200	B
Fan Coil - Cooling	20%			2027	* *	1	\$44,800	B
Heat Rejection								
Remote Air Cond	20%			2022	\$965,400	2	\$96,600	B
Water Cool Tower	75%	Now	\$347,900	2023	\$1,739,600	2	\$418,300	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sand Filter System Serving Cooling Tower</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cooling Tower</i>								
No Component	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$386,300	B
Exhaust Fans								
Interior	20%			2022	\$178,700	2	\$4,300	B
Roof	80%			2022	\$514,000	2	\$17,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2042	* *	1		B
Galv Iron/Steel	20%			2020	\$482,700	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Water Heater Oil Fired	100%			2021	\$250,800	1	\$20,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 - Oil Fired Water Heaters Serve Emergency Decontamination Showers</i>								
HW Heat Exchanger Low Temp	100%			2022	\$250,800	4	\$103,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Both Tank System And Instantaneous System In Place</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2022	\$10,600	4	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s) Electric	100%			2022	\$10,600	4	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer Generic	100%			2030	* *	1	\$42,800	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Gearless Traction	95%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : A,B,C,D,E,F Serves All Floors</i>								
<i>Explanation : Eleven Units</i>								
Hydraulic	5%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-1</i>								
<i>Explanation : Two Units,For Freight</i>								
Fire Suppression								
Standpipe Generic	100%			2042	* *	1-5	\$349,900	B
Sprinkler No Component	15%							D
Generic	85%			2042	* *	1-2	\$165,200	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression	Fire Pump								
	Generic	100%			2031	* *	1	\$129,600	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fire Pump Room									
Explanation : 1 Pump Serves Sprinklers / 1 Pump Serves Stand Pipe System									

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$416,600	\$185,000
Interior Architecture	\$122,900	\$287,100
Electrical	\$99,400	\$961,700
Mechanical		\$180,100
Total	\$638,900	\$1,613,900
Priority A	\$416,600	\$185,000
Priority B	\$155,700	\$1,141,800
Priority C	\$66,600	\$287,100
Total	\$638,900	\$1,613,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$36,500		\$600	
Interior Architecture	\$98,400		\$16,100	\$5,400
Electrical	\$6,900	\$4,900	\$5,800	\$5,600
Mechanical	\$21,600	\$5,900	\$7,400	\$3,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$171,200	\$18,700	\$37,800	\$22,200
Priority A	\$36,500		\$600	
Priority B	\$50,400	\$18,700	\$31,800	\$16,900
Priority C	\$84,300		\$5,400	\$5,400
Total	\$171,200	\$18,700	\$37,800	\$22,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	4%	Now	\$76,200	LIFE	* *	5	\$28,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Balconies								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Balconies								
Masonry: Brick	88%			LIFE	* *	5	\$254,000	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	3%			LIFE	* *	5	\$6,500	A
Metal Panel	3%	Now	\$7,000	2033	* *	5	\$8,100	A
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Railing At Balconies								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Railing At Balconies								
Marble Panels	2%			LIFE	* *	5	\$4,300	A
Windows								
Bronze/Brass	97%	Now	\$170,000	2039	* *	5	\$9,800	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	3%			2026	* *	10	\$600	A
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	\$50,900	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5-10	\$11,300	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Coping								
Metal Panel	10%			2049	* *	5	\$3,600	A
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Coipng								
Roof								
Cast in Place Concrete	10%			LIFE	* *	10	\$12,100	A
Modified Bitumen	80%			2031	* *	10	\$58,000	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Single Ply Membrane	10%			2031	* *	10	\$7,300	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Penthouse								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$56,300	C
Ceramic Tile	5%			2032	**	5	\$4,300	C
Vinyl Tile	30%			2023	\$250,800	3	\$12,900	C
Vinyl Tile	50%			2028	**	3	\$16,100	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$15,100	C
Gypsum Board	10%			LIFE	**	5-10	\$34,300	C
Masonry: Brick	5%			LIFE	**	10	\$3,000	C
Plaster	60%			LIFE	**	5-10	\$102,900	C
SGFT/Glazed Masonry	20%			LIFE	**	10	\$20,200	C
Ceilings								
AcousTileSusp.Lay-In	25%			2036	**	5	\$21,400	B
Exposed Concrete	15%			LIFE	**	5-10	\$16,100	B
Plaster	60%			LIFE	**	5-10	\$88,400	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$29,400	5	\$2,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector No Available Ratings								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$91,500	5	\$2,200	B
Raceway								
Conduit	100%			2023	\$107,300	1		B
Panelboards								
Molded Case Bkrs	80%			2031	**	5	\$1,800	B
Molded Case Bkrs	20%			2022	\$18,500	5	\$400	B
Wiring								
Braided Cloth	80%	2-4	\$99,400	2048	**	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2028	**	1	\$12,800	B
Automatic	50%			2021	\$5,500	1	\$12,800	B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	20%			2028	* *	10	\$10,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : T-8 Lamps</i>							
Fluorescent	80%			2023	\$278,100	10	\$42,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : T-12 Lamps</i>							
Egress Lighting Exit, LED	50%			2051	* *	1		B
Exit, Service	50%			2018	\$4,900	1		B
Exterior Lighting HID	100%			2018	\$35,500	10	\$300	B
Alarm								
Security System No Component	70%							D
Generic	30%			2023	\$87,900	1	\$9,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Hallways And Outside</i> <i>Explanation : CCTV Surveillance System</i>							
Fire/Smoke Detection No Component	70%							D
Generic	30%			2023	\$301,000	1-3	\$15,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Hallways</i> <i>Explanation : Strobe Lights And Alarm Bells</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution Hot Wtr Piping/Pump	100%			2031	* *	4	\$4,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant</i>							
Terminal Devices Convactor/Radiator	100%			2028	* *	1	\$18,500	B
Air Conditioning								
Energy Source Electricity	100%			2039	* *	1		B
Conversion Equipment Window/Wall Unit	80%			2021	\$109,900	1		B
No Component	20%							D
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
GOLDWATER MEMORIAL HOSPITAL BLDG A
Asset # : 114

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$50,600	B
Exhaust Fans								
Interior	95%			2023	\$70,200	2	\$1,700	B
Roof	5%			2023	\$2,700	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-4							
	Explanation : Two Units							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$28,900	B
Sprinkler								
No Component	95%							D
Generic	5%			2033	* *	1-2	\$800	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$437,100	\$194,100
Interior Architecture	\$81,500	\$570,700
Electrical	\$87,000	\$1,185,100
Mechanical		\$192,800
Total	\$605,600	\$2,142,800
Priority A	\$437,100	\$194,100
Priority B	\$87,000	\$1,377,900
Priority C	\$81,500	\$570,700
Total	\$605,600	\$2,142,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$42,700		\$600	
Interior Architecture	\$109,800		\$11,200	\$14,300
Electrical	\$6,300	\$5,600	\$6,700	\$6,600
Mechanical	\$22,700	\$6,100	\$7,800	\$3,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$189,300	\$19,600	\$34,300	\$32,300
Priority A	\$42,700		\$600	
Priority B	\$86,000	\$19,600	\$31,400	\$18,000
Priority C	\$60,600		\$2,200	\$14,300
Total	\$189,300	\$19,600	\$34,300	\$32,300



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
GOLDWATER MEMORIAL HOSPITAL BLDG B
Asset # : 115

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	4%	Now	\$80,000	LIFE	**	5	\$30,300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Balconies							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Balconies							
Masonry: Brick	88%			LIFE	**	5	\$266,500	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	3%			LIFE	**	5	\$6,800	A
Metal Panel	3%	Now	\$7,400	2033	**	5	\$8,500	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Railing At Balconies							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Railing At Balconies							
Marble Panels	2%			LIFE	**	5	\$4,500	A
Windows								
Bronze/Brass	97%	Now	\$178,400	2039	**	5	\$10,200	A
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	3%			2026	**	10	\$600	A
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$53,400	A
	Recent Repair Evident, Extent : Light, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	15%			LIFE	**	5-10	\$17,800	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Coping							
Metal Panel	5%			2049	**	5	\$1,900	A
Roof								
Cast in Place Concrete	10%			LIFE	**	10	\$12,700	A
Modified Bitumen	80%			2031	**	10	\$60,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Single Ply Membrane	10%			2031	**	10	\$7,600	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Penthouse							

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

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

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

Interior

Floors

Cast in Place Concrete	15%			LIFE	**	5	\$59,000	C
Ceramic Tile	5%			2032	**	5	\$4,500	C
Vinyl Tile	20%			2028	**	3	\$6,700	C
Vinyl Tile	50%			2023	\$438,500	3	\$22,500	C
Vinyl Tile	10%			2018	\$87,700	3	\$4,500	C

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

Location : Near Elevator Bank

Explanation : 9x9 Units

Interior Walls

Ceramic Tile	5%			2032	**	5	\$10,600	C
Masonry: Brick	5%			LIFE	**	10	\$3,200	C
Plaster	70%			LIFE	**	5-10	\$126,000	C
SGFT/Glazed Masonry	20%			LIFE	**	10	\$21,200	C

Ceilings

AcousTileSusp.Lay-In	35%			2028	**	5	\$31,500	B
AcousTileSusp.Lay-In	20%			2036	**	5	\$18,000	B
Exposed Concrete	10%			LIFE	**	5-10	\$11,200	B
Gypsum Board	5%			LIFE	**	5-10	\$15,500	B
Plaster	30%			LIFE	**	5-10	\$46,400	B

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2023	\$29,400	5	\$2,300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Protectors Rated @ 1200 Amperes Each

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$91,500	5	\$2,300	B
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Raceway

Conduit	100%			2023	\$107,300	1		B
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Panelboards

Molded Case Bkrs	70%			2031	**	5	\$1,600	B
Molded Case Bkrs	30%			2022	\$27,700	5	\$700	B

Wiring

Braided Cloth	70%	2-4	\$87,000	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2043	**	1		B
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Motor Controllers

Locally Mounted	100%			2021	\$114,200	5	\$600	B
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Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Connected To Main Water Pipe. Point Of Contact Not Visible, Covered With Insulation							
Stand-by Power								
Transfer Switches								
Automatic	30%			2021	\$3,300	1	\$8,100	B
Automatic	70%			2036	* *	1	\$18,800	B
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$16,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	70%			2023	\$255,300	10	\$38,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Battery	10%			2023	\$2,600	10	\$1,500	B
Exit, LED	60%			2051	* *	1		B
Exit, Service	30%			2018	\$3,100	1		B
Exterior Lighting								
HID	100%			2023	\$37,200	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$92,300	1	\$9,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$421,100	1-3	\$22,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$4,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant							
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$19,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2024	* *	2	\$200	B
Window/Wall Unit	80%			2018	\$115,300	1		B
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$53,100	B
Exhaust Fans								
Interior	100%			2023	\$77,500	2	\$1,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Through 4th Floor							
	Explanation : Two Units							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$30,400	B
Sprinkler								
No Component	98%							D
Generic	2%			2033	* *	1-2	\$300	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$1,923,900	\$133,200
Interior Architecture		\$58,200	\$438,500
Electrical		\$74,600	\$1,069,200
Mechanical			\$347,200
Total		\$2,056,700	\$1,988,200
Priority A		\$1,923,900	\$133,200
Priority B		\$74,600	\$1,416,400
Priority C		\$58,200	\$438,500
Total		\$2,056,700	\$1,988,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$56,800		\$600	
Interior Architecture	\$131,900		\$34,900	\$13,200
Electrical	\$24,300	\$8,700	\$9,100	\$9,700
Mechanical	\$22,900	\$6,300	\$8,000	\$3,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$243,800	\$22,900	\$60,500	\$34,600
Priority A	\$56,800		\$600	
Priority B	\$84,600	\$22,900	\$56,500	\$21,400
Priority C	\$102,400		\$3,400	\$13,200
Total	\$243,800	\$22,900	\$60,500	\$34,600



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
GOLDWATER MEMORIAL HOSPITAL BLDG C
Asset # : 116

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	4%	Now	\$80,000	LIFE	* *	5	\$30,300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Balconies							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Balconies							
Masonry: Brick	88%	Now	\$916,000	LIFE	* *	5	\$133,200	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse,Throughout							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	3%			LIFE	* *	5	\$6,800	A
Metal Panel	3%	Now	\$7,400	2033	* *	5	\$8,500	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Railing At Balconies							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Railing At Balconies							
Marble Panels	2%			LIFE	* *	5	\$4,500	A
Windows								
Bronze/Brass	97%	Now	\$178,400	2039	* *	5	\$10,200	A
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	3%			2026	* *	10	\$600	A

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	85%	Now	\$169,800	LIFE	**	5	\$8,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : At Corners							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	13%	Now	\$31,100	LIFE	**	5	\$1,600	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : At Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : At Coping							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : At Coping							
Metal Panel	2%			2043	**	5	\$800	A
Roof								
Cast in Place Concrete	10%			LIFE	**	10	\$12,700	A
IRMA/Protected Membrane	80%	Now	\$579,800	2033	**			A
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%							
	Location : Main Roof							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Main Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Single Ply Membrane	10%			2023	\$27,700	10	\$7,600	A
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$59,000	C
Ceramic Tile	5%			2032	**	5	\$4,500	C
Vinyl Tile	30%			2028	**	3	\$10,100	C
Vinyl Tile	50%			2023	\$438,500	3	\$22,500	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$10,600	C
Glass: Single Pane	5%			LIFE	**	5	\$15,900	C
Gypsum Board	5%			LIFE	**	5-10	\$18,000	C
Gypsum Board	10%			LIFE	**	5-10	\$36,000	C
Masonry: Brick	5%			LIFE	**	10	\$3,200	C
Plaster	50%			LIFE	**	5-10	\$90,000	C
SGFT/Glazed Masonry	20%			LIFE	**	10	\$21,200	C
Ceilings								
AcousTileSusp.Lay-In	70%			2036	**	5	\$63,000	B
Exposed Concrete	10%			LIFE	**	5-10	\$11,200	B
Plaster	20%			LIFE	**	5-10	\$30,900	B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$29,400	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Protectors Rated @ 2000 Amperes Each</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$91,500	5	\$2,300	B
Raceway								
Conduit	100%			2023	\$107,300	1		B
Panelboards								
Molded Case Bkrs	60%			2022	\$55,400	5	\$1,400	B
Molded Case Bkrs	40%			2031	* *	5	\$900	B
Wiring								
Braided Cloth	60%	2-4	\$74,600	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2033	* *	1		B
Motor Controllers								
Locally Mounted	50%			2028	* *	5	\$300	B
Locally Mounted	50%			2021	\$57,100	5	\$300	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Hallway</i>								
<i>Explanation : Corroded And Connected To Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	60%			2028	* *	1	\$16,100	B
Automatic	40%			2021	\$4,400	1	\$10,800	B
Generators								
Diesel	75%			2032	* *	1	\$25,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 300 Kw And 400 Kw Onan Cummins Genset</i>								
Diesel	25%			2019	\$18,800	1	\$8,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Kw Caterpillar Genset</i>								
Batteries								
Nickel Cadmium	75%			2018	\$500	5	\$14,600	B
Nickel Cadmium	25%			2015	\$200	5	\$4,900	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	* *	5	\$5,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 110 Gallons Capacity							
Underground Storage	50%			LIFE	* *	5	\$3,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 5000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$16,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	70%			2023	\$255,300	10	\$38,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Battery	10%			2028	* *	10	\$1,500	B
Exit, LED	50%			2051	* *	1		B
Exit, Service	40%			2023	\$4,100	1		B
Exterior Lighting								
HID	100%			2023	\$37,200	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$92,300	1	\$9,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$315,800	1-3	\$16,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Alarm Bells And Manual Pull Stations							

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

Heating

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

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG C

Asset # : 116

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	95%			2031	* *	4	\$4,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant							
Steam Piping/Pump	5%			2033	* *	4	\$100	B
Terminal Devices								
Air Handler	15%			2023	\$56,700	1	\$5,600	B
Convactor/Radiator	80%			2028	* *	1	\$15,600	B
Fan Coil Unit/Heat	5%			2023	\$52,500	1	\$1,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2021	\$45,100	2	\$200	B
Window/Wall Unit	80%			2018	\$115,300	1		B
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$53,100	B
Exhaust Fans								
Interior	100%			2023	\$77,500	2	\$1,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement through 4th Floor							
	Explanation : Two Units							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$30,400	B
Sprinkler								
No Component	98%							D
Generic	2%			2033	* *	1-2	\$300	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$482,400	\$261,500
Interior Architecture	\$97,700	\$292,600
Electrical	\$74,600	\$1,210,200
Mechanical		\$211,200
Total	\$654,600	\$1,975,500
Priority A	\$482,400	\$261,500
Priority B	\$116,800	\$1,421,400
Priority C	\$55,500	\$292,600
Total	\$654,600	\$1,975,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$43,200		\$600	
Interior Architecture	\$95,900	\$2,100	\$9,600	\$10,900
Electrical	\$7,500	\$5,400	\$5,600	\$7,100
Mechanical	\$21,600	\$6,900	\$7,400	\$4,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$176,200	\$22,300	\$31,200	\$29,900
Priority A	\$43,200		\$600	
Priority B	\$46,400	\$22,300	\$25,200	\$19,000
Priority C	\$86,600		\$5,400	\$10,900
Total	\$176,200	\$22,300	\$31,200	\$29,900



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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

GOLDWATER MEMORIAL HOSPITAL BLDG D

Asset # : 93

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$95,300	LIFE	**	5	\$36,100	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Balconies									
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Balcony At East Facade									
Masonry: Brick	85%			LIFE	**	5	\$245,300	A	
Masonry: Limestone	3%			LIFE	**	5	\$6,500	A	
Metal Panel	2%	Now	\$4,700	2033	**	5	\$5,400	A	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Railing At Balconies									
Paint Peeling, Extent : Moderate, Area Affected : 100%									
Location : Railing At Balconies									
Marble Panels	2%			LIFE	**	5	\$4,300	A	
Window Wall	3%			2043	**	5	\$16,200	A	
Windows									
Bronze/Brass	97%	Now	\$170,000	2039	**	5	\$9,800	A	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Metal Louvers	3%			2026	**	10	\$600	A	
Parapets									
Masonry: Brick	85%			LIFE	**	5-10	\$54,000	A	
Masonry: Limestone	15%			LIFE	**	5-10	\$17,000	A	
Roof									
Cast in Place Concrete	10%	Now	\$17,900	LIFE	**			A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Over Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Ramp Over Basement									
Modified Bitumen	75%			2031	**	10	\$54,400	A	
Single Ply Membrane	10%			2023	\$26,400	10	\$7,300	A	
Sloped Glazing	5%			LIFE	**	5	\$96,700	A	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$37,500	C	
Ceramic Tile	5%			2032	**	5	\$4,300	C	
Vinyl Tile	35%			2023	\$292,600	3	\$15,000	C	
Vinyl Tile	45%			2028	**	3	\$14,500	C	
Vinyl Tile	5%			2031	**	3	\$1,600	C	

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

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

Interior

Interior Walls

Ceramic Tile	5%			2032	* *	5	\$10,100	C
Glass: Single Pane	5%			LIFE	* *	5	\$15,100	C
Gypsum Board	10%			LIFE	* *	5-10	\$34,300	C
Gypsum Board	5%			LIFE	* *	5-10	\$17,200	C
Masonry: Brick	5%			LIFE	* *	10	\$3,000	C
Plaster	50%			LIFE	* *	5-10	\$85,800	C
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$20,200	C

Ceilings

AcousTileSusp.Lay-In	30%			2028	* *	5	\$25,700	B
AcousTileSusp.Lay-In	5%			2040	* *	5	\$4,300	B
AcousTileSusp.Lay-In	10%			2036	* *	5	\$8,600	B
Exposed Concrete	10%			LIFE	* *	5-10	\$10,700	B
Plaster	45%			LIFE	* *	5-10	\$66,300	B

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

Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$91,500	5	\$2,200	B
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Raceway

Conduit	100%			2023	\$107,300	1		B
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Panelboards

Molded Case Bkrs	100%			2022	\$92,400	5	\$2,200	B
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Wiring

Braided Cloth	60%	2-4	\$74,600	2048	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	40%			2033	* *	1		B
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Motor Controllers

Locally Mounted	100%			2021	\$114,200	5	\$600	B
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$2,500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Connected To Main Water Pipe

Stand-by Power

Transfer Switches

Automatic	50%			2021	\$5,500	1	\$12,800	B
Automatic	50%			2036	* *	1	\$12,800	B

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$15,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2023	\$243,400	10	\$36,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	10%			2023	\$2,400	10	\$1,400	B
Exit, LED	50%			2051	* *	1		B
Exit, Service	40%			2023	\$3,900	1		B
Exterior Lighting								
HID	100%			2018	\$35,500	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$87,900	1	\$9,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2018	\$401,300	1-3	\$21,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights And Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	20%			2033	* *	1		B
HTHW/HW	80%			2033	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP	20%			2032	* *	5	\$700	B
Steam								
No Component	80%							D
Distribution								
Hot Wtr Piping/Pump	80%			2031	* *	4	\$3,400	B
Steam Piping/Pump	20%			2033	* *	4	\$600	B
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$18,500	B
Air Conditioning								

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BLDG D

Asset # : 93

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	100%			2018	\$137,400	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$50,600	B
Exhaust Fans								
Interior	100%			2023	\$73,900	2	\$1,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,600	4	\$2,000	B
Sewage Ejector(s)								
Compressed Air	100%			2023	\$27,200	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Through 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$28,900	B
Sprinkler								
No Component	95%							D
Generic	5%			2033	* *	1-2	\$800	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,744,400	\$191,400
Interior Architecture	\$221,600	\$732,900
Electrical	\$62,100	\$1,802,800
Mechanical		\$358,300
Total	\$2,028,100	\$3,085,400
Priority A	\$1,744,400	\$191,400
Priority B	\$134,700	\$2,206,400
Priority C	\$149,000	\$687,700
Total	\$2,028,100	\$3,085,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$36,900		\$900	
Interior Architecture	\$77,200		\$21,100	\$17,700
Electrical	\$10,200	\$8,900	\$10,300	\$10,600
Mechanical	\$33,500	\$10,400	\$13,200	\$9,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$181,600	\$43,000	\$69,300	\$60,900
Priority A	\$36,900		\$900	
Priority B	\$104,400	\$43,000	\$62,300	\$43,200
Priority C	\$40,200		\$6,000	\$17,700
Total	\$181,600	\$43,000	\$69,300	\$60,900



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

GOLDWATER MEMORIAL HOSPITAL BLDG E

Asset # : 94

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$13,900	A
Masonry: Brick	86%	Now	\$657,700	LIFE	**	5	\$191,400	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse, Corners								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse, North And South Facades								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads								
Masonry: Granite	2%	Now	\$61,400	LIFE	**	5	\$3,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : At Main Entrance Ramp								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : At Main Entrance Ramp								
Masonry: Limestone	5%	Now	\$285,900	LIFE	**	5	\$8,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Penthouse, Horizontal Bands								
Marble Panels	2%			LIFE	**	5	\$6,700	A
Windows								
Aluminum	5%			2039	**	5	\$200	A
Bronze/Brass	92%	Now	\$243,200	2039	**	5	\$14,000	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	3%			2026	**	10	\$900	A

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Concrete Masonry Unit	6%			LIFE	**	5-10	\$3,100	A
Masonry: Brick	80%	Now	\$153,200	LIFE	**	5	\$7,500	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$22,900	LIFE	**	5	\$1,200	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Metal Rail	2%			2028	**	5-10	\$3,400	A
Pre-Cast Concrete	2%			LIFE	**	5	\$2,400	A
Roof								
Built-Up (BUR)	85%	Now	\$342,900	2033	**			A
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Over First And Fifth Floors								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Over Accounts Payable Area								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Modified Bitumen	5%			2031	**	10	\$3,600	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Connecting Corridor To C Building								
Single Ply Membrane	10%			2031	**	10	\$7,300	A
Interior								
Floors								
Carpet	5%			2022	\$36,500	3	\$9,100	C
Cast in Place Concrete	15%			LIFE	**	5	\$79,200	C
Ceramic Tile	5%			2032	**	5	\$6,000	C
Quarry Tile	5%			2028	**	5	\$9,100	C
Vinyl Tile	20%			2028	**	3	\$9,100	C
Vinyl Tile	40%			2023	\$470,700	3	\$24,100	C
Vinyl Tile	10%			2018	\$117,700	3	\$6,000	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors Near Elevator Bank								
Explanation : 9x9 Units								

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HEALTH AND HOSPITALS CORP. - 819

GOLDWATER MEMORIAL HOSPITAL BLDG E

Asset # : 94

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

Interior

Interior Walls

Ceramic Tile	5%			2032	**	5	\$14,200	C
Masonry: Brick	5%			LIFE	**	10	\$4,300	C
Plaster	70%			LIFE	**	5-10	\$169,000	C
SGFT/Glazed Masonry	20%			LIFE	**	10	\$28,400	C

Ceilings

AcousTileSusp.Lay-In	25%			2036	**	5	\$30,200	B
Exposed Concrete	10%			LIFE	**	5-10	\$15,100	B
Gypsum Board	5%			LIFE	**	5-10	\$20,700	B
Plaster	55%			LIFE	**	5-10	\$114,100	B
Plaster	5%	Now	\$10,600	LIFE	**	5	\$3,800	B

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

Location : Accounts Payable Area

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

Location : Accounts Payable Area

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2023	\$31,200	5	\$600	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Protector Rated @ 4000 Amperes

Switchgear / Switchboard

Molded Case Bkrs	90%			2023	\$82,300	5	\$2,800	B
Molded Case Bkrs	10%			2043	**	5	\$300	B

Raceway

Conduit	90%			2023	\$96,600	1		B
Conduit	10%			2043	**	1		B

Panelboards

Molded Case Bkrs	25%			2022	\$28,900	5	\$800	B
Molded Case Bkrs	70%			2031	**	5	\$2,200	B
Molded Case Bkrs	5%			2039	**	5	\$200	B

Wiring

Braided Cloth	50%	2-4	\$62,100	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	40%			2033	**	1		B
Thermoplastic	10%			2043	**	1		B

Motor Controllers

Locally Mounted	100%			2021	\$179,500	5	\$800	B
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Ground

Grounding Devices

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

GOLDWATER MEMORIAL HOSPITAL BLDG E

Asset # : 94

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	75%			2021	\$8,300	1	\$27,100	B
Automatic	25%			2036	* *	1	\$9,000	B
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$22,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	70%			2023	\$342,600	10	\$51,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Battery	20%			2023	\$6,800	10	\$3,900	B
Exit, LED	30%			2051	* *	1		B
Exit, Service	50%			2023	\$6,800	1		B
Exterior Lighting								
HID	100%			2023	\$49,900	10	\$400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$123,800	1	\$13,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
No Component	40%							D
Generic	60%			2023	\$847,500	1-3	\$44,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Smoke Detector, Manual Pull Station And Alarm Bells								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
Distribution								
Hot Wtr Piping/Pump	90%			2031	* *	4	\$5,400	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Plant								
Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant								
Steam Piping/Pump	10%			2033	* *	4	\$400	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	10%			2018	\$50,700	1	\$5,000	B
Convactor/Radiator	90%			2028	* *	1	\$23,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2023	\$31,900	1	\$3,700	B
			R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room					
Window/Wall Unit	90%			2018	\$174,100	1		B
Distribution								
Chilled Wtr Pipe/Pump	10%			2043	* *	4	\$600	B
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2023	\$40,000	1	\$5,000	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2028	* *	2	\$5,600	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$71,200	B
Exhaust Fans								
Interior	90%			2018	\$93,600	2	\$2,200	B
Roof	10%			2023	\$7,500	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
HW Heat Exchanger								
Low Temp	80%			2033	* *	4	\$6,400	B
Low Temp	20%	0-2	\$300	2033	* *	4	\$1,600	B
			Damaged, Extent : Moderate, Area Affected : 100% Location : Basement Mechanical Equipment Room, 1 Of 3 Tanks Ruptured Interior Lining					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,600	4	\$2,000	B
Sewage Ejector(s)								
Compressed Air	100%			2023	\$27,200	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Asset # : 94

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Through 5th Floor							
		Explanation : Two Passenger Units							
	Hydraulic	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Through 3rd Floor							
		Explanation : Two Freight Units							
Fire Suppression									
Standpipe									
	Generic	100%		2033		* *	1-5	\$40,700	B
Sprinkler									
	No Component	90%							D
	Generic	10%		2033		* *	1-2	\$2,300	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$844,300	\$50,100
Interior Architecture	\$41,500	\$247,600
Electrical		\$269,400
Mechanical		\$46,500
Total	\$885,800	\$613,600
Priority A	\$844,300	\$50,100
Priority B	\$41,500	\$315,900
Priority C		\$247,600
Total	\$885,800	\$613,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$30,800			
Interior Architecture	\$42,500		\$1,600	\$4,600
Electrical	\$23,000	\$1,400	\$1,600	\$1,700
Mechanical	\$9,200	\$2,500	\$3,200	\$1,500
Total	\$105,500	\$3,900	\$6,300	\$7,800
Priority A	\$30,800			
Priority B	\$36,100	\$3,900	\$4,700	\$3,200
Priority C	\$38,600		\$1,600	\$4,600
Total	\$105,500	\$3,900	\$6,300	\$7,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$39,000	LIFE	* *	5	\$14,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Canopy At West Entrance								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Canopy At West Entrance								
Masonry: Brick	85%	Now	\$172,400	LIFE	* *	5	\$50,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Connecting Corridor To D Building								
Masonry: Limestone	5%	Now	\$37,900	LIFE	* *	5	\$2,200	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Marble Panels	5%			LIFE	* *	5	\$4,400	A
Windows								
Bronze/Brass	100%	Now	\$553,400	2039	* *	5	\$31,800	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	\$48,900	A
Masonry: Limestone	15%			LIFE	* *	5-10	\$15,400	A
Roof								
Built-Up (BUR)	5%			2023	\$3,100	10	\$600	A
Modified Bitumen	85%			2031	* *	10	\$9,400	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sloped Glazing	10%			LIFE	* *	5	\$29,500	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$15,900	C
Ceramic Tile	5%			2026	* *	5	\$1,800	C
Vinyl Tile	15%			2028	* *	3	\$2,000	C
Vinyl Tile	70%			2023	\$247,600	3	\$12,700	C

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

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

Interior

Interior Walls

Ceramic Tile	5%			2032	**	5	\$2,800	C
Masonry: Brick	10%			LIFE	**	10	\$1,700	C
Plaster	60%			LIFE	**	5-10	\$28,900	C
SGFT/Glazed Masonry	25%			LIFE	**	10	\$7,100	C

Ceilings

AcousTileSusp.Lay-In	25%			2028	**	5	\$9,100	B
Exposed Concrete	10%			LIFE	**	5-10	\$4,500	B
Plaster	65%	Now	\$41,500	LIFE	**	5	\$14,700	B

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

Location : Room F2-6

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2023	\$3,100	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2 Main Service Protectors Rated @ 4000 Amperes Each

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$45,700	5	\$600	B
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Raceway

Conduit	100%			2023	\$24,900	1		B
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Panelboards

Molded Case Bkrs	50%			2031	**	5	\$300	B
Molded Case Bkrs	50%			2022	\$11,600	5	\$300	B

Wiring

Braided Cloth	80%	2-4	\$21,400	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	20%			2033	**	1		B
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Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

Transfer Switches

Automatic	100%			2036	**	1	\$6,800	B
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	20%			2028	* *	10	\$4,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : T-8 Lamps</i>							
Fluorescent	80%			2023	\$117,700	10	\$17,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : T-12 Lamps</i>							
Egress Lighting								
Emergency, Battery	10%			2023	\$1,000	10	\$600	B
Exit, LED	50%			2051	* *	1		B
Exit, Service	40%			2023	\$1,600	1		B
Exterior Lighting								
HID	100%			2018	\$9,400	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$23,200	1	\$2,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Hallways And Outside</i> <i>Explanation : CCTV Surveillance System</i>							
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2018	\$106,000	1-3	\$5,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Hallways</i> <i>Explanation : Strobe Lights And Manual Pull Station</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant</i>							
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$7,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	80%			2018	\$46,500	1		B
No Component	20%							D

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,400	B
	Exhaust Fans								
	Interior	100%			2023	\$31,300	2	\$800	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$12,200	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2033	* *	1-2	\$700	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$156,000	
Interior Architecture		\$50,500
Electrical		\$39,700
Total	\$156,000	\$90,200
Priority A	\$156,000	
Priority B		\$39,700
Priority C		\$50,500
Total	\$156,000	\$90,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$38,800			
Interior Architecture	\$21,300		\$2,000	\$900
Electrical	\$15,000	\$200	\$200	\$300
Mechanical	\$400	\$700	\$400	\$400
Total	\$75,600	\$900	\$2,600	\$1,700
Priority A	\$38,800			
Priority B	\$23,500	\$900	\$600	\$700
Priority C	\$13,300		\$2,000	\$900
Total	\$75,600	\$900	\$2,600	\$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
GOLDWATER MEMORIAL HOSPITAL BLDG G
Asset # : 96

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$29,900	A
Masonry: Limestone	3%			LIFE	**	5	\$700	A
Windows								
Bronze/Brass	100%	Now	\$156,000	2039	**	5	\$9,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$20,700	A
Masonry: Limestone	15%			LIFE	**	5-10	\$6,500	A
Roof								
Modified Bitumen	100%			2031	**	10	\$4,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	35%			2022	\$24,300	3	\$6,000	C
Cast in Place Concrete	15%			LIFE	**	5	\$7,600	C
Ceramic Tile	5%			2032	**	5	\$600	C
Vinyl Tile	45%			2023	\$50,500	3	\$2,600	C
Interior Walls								
Plaster	70%			LIFE	**	5-10	\$10,700	C
Plywood/Hardboard	10%			LIFE	**	10	\$200	C
SGFT/Glazed Masonry	20%			LIFE	**	10	\$1,800	C
Ceilings								
AcousTileSusp.Lay-In	30%			2028	**	5	\$3,500	B
Exposed Concrete	10%			LIFE	**	5-10	\$1,400	B
Glass: Susp Panels	20%			LIFE	**	10	\$1,700	B
Plaster	40%			LIFE	**	5-10	\$7,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2023	\$9,800	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$11,600	5	\$200	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819

GOLDWATER MEMORIAL HOSPITAL BLDG G

Asset # : 96

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$7,800	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2023	\$1,900	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	100%			2018	\$39,700	10	\$7,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Egress Lighting								
Exit, LED	50%			2051	* *	1		B
Exit, Service	50%			2018	\$700	1		B
Exterior Lighting								
HID	100%			2023	\$3,000	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$7,400	1	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$25,200	1-3	\$1,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Smoke Detectors And Bells								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$600	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant								
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$2,500	B
Air Conditioning								

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

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

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

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

Asset # : 96

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	100%			2018	\$18,400	1		B
Ventilation									
	Exhaust Fans								
	Roof	20%			2028	* *	2		B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$3,900	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$156,000	
Interior Architecture		\$78,500
Electrical		\$39,700
Total	\$156,000	\$118,200
Priority A	\$156,000	
Priority B		\$39,700
Priority C		\$78,500
Total	\$156,000	\$118,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$38,800			
Interior Architecture	\$19,600		\$3,200	\$1,700
Electrical	\$15,000	\$200	\$200	\$300
Mechanical	\$400	\$800	\$400	\$500
Total	\$73,900	\$1,000	\$3,900	\$2,500
Priority A	\$38,800			
Priority B	\$24,900	\$1,000	\$600	\$800
Priority C	\$10,200		\$3,200	\$1,700
Total	\$73,900	\$1,000	\$3,900	\$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

GOLDWATER MEMORIAL HOSPITAL BLDG H

Asset # : 97

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$29,900	A
Masonry: Limestone	3%			LIFE	**	5	\$700	A
Windows								
Bronze/Brass	100%	Now	\$156,000	2039	**	5	\$9,000	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$20,700	A
Masonry: Limestone	15%			LIFE	**	5-10	\$6,500	A
Roof								
Modified Bitumen	100%			2031	**	10	\$4,700	A
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$600	C
Panel/Paver: Cer/Brk	25%			2031	**	5	\$6,500	C
Vinyl Tile	70%			2023	\$78,500	3	\$4,000	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$900	C
Plaster	75%			LIFE	**	5-10	\$11,400	C
SGFT/Glazed Masonry	20%			LIFE	**	10	\$1,800	C
Ceilings								
AcousTileSusp.Lay-In	25%			2028	**	5	\$2,900	B
Plaster	75%			LIFE	**	5-10	\$14,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2023	\$9,800	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$11,600	5	\$200	B
Wiring								
Braided Cloth	80%	2-4	\$7,800	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2023	\$1,900	1		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	100%			2018	\$39,700	10	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting Exit, Service	100%			2028	* *	1		B
Exterior Lighting HID	100%			2023	\$3,000	10		B
Alarm								
Security System No Component	70%							D
Generic	30%			2023	\$7,400	1	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection No Component	70%							D
Generic	30%			2023	\$25,200	1-3	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights And Manual Pull Station</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution Hot Wtr Piping/Pump	100%			2031	* *	4	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant</i>								
Terminal Devices Convactor/Radiator	100%			2028	* *	1	\$2,500	B
Air Conditioning								
Energy Source Electricity	100%			2031	* *	1		B
Conversion Equipment Window/Wall Unit	100%			2018	\$18,400	1		B
Ventilation								
Exhaust Fans Roof	20%			2023	\$1,400	2		B
No Component	80%							D
Plumbing								
H/C Water Piping Brass/Copper	100%			2033	* *	1		B

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$3,900	B
	Sprinkler								
	No Component	75%							D
	Generic	25%			2033	* *	1-2	\$500	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$154,800	\$136,700
Interior Architecture	\$309,600	\$45,000
Electrical		\$464,800
Total	\$464,400	\$646,500
Priority A	\$154,800	\$136,700
Priority B	\$309,600	\$464,800
Priority C		\$45,000
Total	\$464,400	\$646,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$58,700			
Interior Architecture	\$42,500		\$30,700	\$1,700
Electrical	\$34,800	\$2,400	\$2,900	\$3,200
Mechanical	\$24,500	\$10,800	\$16,800	\$8,500
Total	\$160,400	\$13,200	\$50,400	\$13,400
Priority A	\$58,700			
Priority B	\$69,400	\$13,200	\$21,100	\$11,700
Priority C	\$32,400		\$29,300	\$1,700
Total	\$160,400	\$13,200	\$50,400	\$13,400



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
GOLDWATER MEMORIAL HOSPITAL BLDG J
Asset # : 98

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$49,300	A
	Efflorescence, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
Pre-Cast Concrete	15%			LIFE	**	5	\$30,000	A
Window Wall	5%			2043	**	5	\$5,800	A
Windows								
Aluminum	100%			2039	**	5	\$10,000	A
Parapets								
Masonry: Brick	83%			LIFE	**	5-10	\$81,200	A
Metal Panel	2%			2049	**	5	\$1,100	A
Pre-Cast Concrete	10%			LIFE	**	5	\$18,000	A
Pre-Cast Concrete	5%			LIFE	**	5	\$9,000	A
Roof								
Metal Panel	5%			2028	**	10	\$5,900	A
Modified Bitumen	80%			2031	**	10	\$51,200	A
Skylight, Metal/Glass	5%			2033	**	10	\$10,700	A
Sloped Glazing	10%			LIFE	**	5	\$170,800	A
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$2,300	C
Quarry Tile	65%			2036	**	5	\$45,000	C
Vinyl Tile	10%			2023	\$45,000	3	\$2,300	C
Vinyl Tile	5%			2028	**	3	\$900	C
Wood	15%			2051	**	5	\$13,000	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,100	C
Glass: Single Pane	5%			LIFE	**	5	\$5,800	C
Gypsum Board	5%			LIFE	**	5-10	\$6,600	C
Gypsum Board	5%			LIFE	**	5-10	\$6,600	C
Masonry: Brick	80%			LIFE	**	10	\$18,700	C
Ceilings								
AcousTileConcealSpLn	85%	0-2	\$309,600	2043	**	5	\$24,500	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
AcousTileConcealSpLn	5%			2036	**	5	\$2,900	B
Gypsum Board	10%			LIFE	**	5-10	\$15,900	B

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

Under 600 Volts

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$5,300	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 1200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$61,000	5	\$1,000	B
Raceway								
Conduit	100%			2023	\$36,200	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$34,700	5	\$1,000	B
Wiring								
Braided Cloth	80%	2-4	\$32,100	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	* *	1		B
Motor Controllers								
Locally Mounted	10%			2036	* *	5		B
Motor Control Center	90%			2021	\$23,900	5	\$900	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,100	1	\$11,400	B
Lighting								
Interior Lighting								
Fluorescent	20%			2028	* *	10	\$5,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	80%			2023	\$149,800	10	\$22,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Egress Lighting								
Exit, LED	50%			2051	* *	1		B
Exit, Service	50%			2018	\$2,600	1		B
Exterior Lighting								
HID	100%			2023	\$15,800	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$39,200	1	\$4,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance System								

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

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

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

HEALTH AND HOSPITALS CORP. - 819

GOLDWATER MEMORIAL HOSPITAL BLDG J

Asset # : 98

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic

40%

2023

\$178,700

1-3

\$9,400

D

B

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

Location : Hallways

Explanation : Strobe Lights, Manual Pull Station And Alarm Bells

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

Heating

Energy Source

Campus Steam

100%

2043

**

1

B

Conversion Equipment

Heat Exchanger

50%

2032

**

1

\$7,700

B

Pres. Reducing Valve/LP

50%

2032

**

5

\$900

B

Steam

Distribution

Hot Wtr Piping/Pump

50%

2039

**

4

\$1,100

B

Steam Piping/Pump

50%

2043

**

4

\$1,100

B

Terminal Devices

Air Handler

50%

2028

**

1

\$9,600

B

Convactor/Radiator

50%

2036

**

1

\$5,000

B

Air Conditioning

Energy Source

Campus Steam

100%

2043

**

1

B

Conversion Equipment

Absorption

100%

2032

**

1

\$33,400

B

Chiller/Steam/HW

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

Location : Basement Mechanical Equipment Room

Explanation : Refrigerant, Lithium Bromide

Distribution

Chilled Wtr Pipe/Pump

100%

2043

**

4

\$2,300

B

Terminal Devices

Air Handler/Cool/Ht

100%

2028

**

1

\$19,100

B

Heat Rejection

Water Cool Tower

100%

2024

**

2

\$31,000

B

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$27,200

B

Exhaust Fans

Interior

70%

2028

**

2

\$700

B

Roof

30%

2028

**

2

\$300

B

Plumbing

H/C Water Piping

Brass/Copper

100%

2043

**

1

B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	100%			2043	* *			B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%			2023	\$10,600	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$15,600	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,973,500	\$96,700
Interior Architecture	\$161,500	
Electrical	\$76,200	\$491,600
Mechanical		\$482,300
Total	\$3,211,200	\$1,070,700
Priority A	\$2,973,500	\$96,700
Priority B	\$127,400	\$974,000
Priority C	\$110,300	
Total	\$3,211,200	\$1,070,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$78,600		\$23,000	\$300
Electrical	\$54,700	\$4,600	\$4,200	\$6,400
Mechanical	\$30,600	\$8,100	\$5,400	\$5,800
Total	\$163,900	\$12,800	\$32,600	\$12,400
Priority A				
Priority B	\$113,300	\$12,800	\$9,600	\$12,100
Priority C	\$50,600		\$23,000	\$300
Total	\$163,900	\$12,800	\$32,600	\$12,400



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

GOLDWATER MEMORIAL HOSPITAL BOILER

Asset # : 99

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$42,300	LIFE	* *	5	\$16,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Building Base								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Building Base								
Glazed Ceramic Panel	5%	Now	\$116,900	LIFE	* *	5	\$15,000	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : East Facade,West Facade,South Facade,North Facade								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : North Facade,South Facade,East Facade,West Facade								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Horizontal Bands								
Masonry: Brick	90%	Now	\$1,190,500	LIFE	* *	5	\$57,700	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : East Facade, North Facade,Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : East Facade, North Facade								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : North Wall Facing Lower Roof								
Rusting Masonry Supt, Extent : Severe, Area Affected : 100%								
Location : At Openings								
Vertical Cracks, Extent : Severe, Area Affected : 50%								
Location : At Corners								
Windows								
Steel	100%	Now	\$373,100	2048	* *	5	\$39,000	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819

GOLDWATER MEMORIAL HOSPITAL BOILER

Asset # : 99

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Parapets									
Cast Stone/Terra Cotta	20%	Now	\$188,300	LIFE	* *	5	\$16,000	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Coping									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Coping									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Coping									
Masonry: Brick	80%	Now	\$565,800	LIFE	* *	5	\$8,300	A	
Diagonal Cracks, Extent : Severe, Area Affected : 25%									
Location : Penthouse And Corners									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 50%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Single Ply Membrane	90%	Now	\$159,800	2033	* *			A	
Adhesion Failure, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Skylight, Metal/Glass	10%	Now	\$336,600	2043	* *			A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Power Plant Area									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Over Power Plant Area									
Explanation : Corrugated Glass									
Interior									
Floors									
Cast in Place Concrete	25%			LIFE	* *	5	\$56,000	C	
Panel/Paver: Cer/Brk	40%			2031	* *	5	\$46,100	C	
Quarry Tile	10%			2028	* *	5	\$7,700	C	
Steel Grating	20%			2033	* *	1		C	
Vinyl Tile	5%			2023	\$25,000	3	\$1,300	C	

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

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

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

HEALTH AND HOSPITALS CORP. - 819 GOLDWATER MEMORIAL HOSPITAL BOILER

Asset # : 99

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

Interior

Interior Walls

Cast in Place Concrete	15%	Now	\$110,300	LIFE	* *			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Along Windows And Steam Lines</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall</i>								

Masonry: Brick	10%			LIFE	* *	10	\$1,700	C
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Wall</i>								

SGFT/Glazed Masonry	75%			LIFE	* *	10	\$20,700	C
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Ceilings

Exposed Concrete	50%			LIFE	* *	5-10	\$32,000	B
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Power Plant Area</i>								

Exposed Struc: Steel	50%			LIFE	* *	10	\$51,200	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2-4	\$16,400	2053	* *	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Main Service Protectors Rated @ 800 Amperes Each</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%	2-4	\$76,200	2053	* *	5	\$400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								

Raceway

Conduit	100%			2023	\$18,300	1		B
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Panelboards

Fused Disc Sw	10%			2022	\$3,500	5	\$100	B
Molded Case Bkrs	40%			2022	\$13,900	5	\$300	B
Molded Case Bkrs	50%	2-4	\$17,300	2048	* *	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Wiring

Braided Cloth	80%	2-4	\$11,800	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	20%			2033	* *	1		B
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Motor Controllers

Locally Mounted	100%			2028	* *	5	\$200	B
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HEALTH AND HOSPITALS CORP. - 819

GOLDWATER MEMORIAL HOSPITAL BOILER

Asset # : 99

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices Not Accessible	100%							D
Stand-by Power								
Transfer Switches Automatic	100%			2021	\$11,100	1	\$9,700	B
Generators Diesel	100%			2019	\$75,100	1	\$12,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : 100 Kw Cummins Genset								
Batteries Nickel Cadmium	100%			2015	\$600	5	\$7,000	B
Fuel Storage Day Tank	50%			2022	\$1,500	5	\$3,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : 100 Gallons Capacity								
Underground Storage	50%			LIFE	* *	5	\$2,100	B
Lighting								
Interior Lighting Fluorescent	50%			2023	\$26,800	10	\$15,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	20%			2023	\$10,700	10	\$6,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cfl - Compact Fluorescent Lamps								
HID	10%			2023	\$7,000	10	\$100	B
Incandescent	20%			2023	\$10,700	2	\$200	B
Egress Lighting								
Emergency, Battery	10%			2023	\$1,500	10	\$800	B
Exit, Service	90%			2023	\$5,200	1		B
Exterior Lighting HID	100%			2018	\$6,400	10	\$100	B
Lightning Protection								
Arresters/Cabling Generic	100%			2026	* *	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stacks								
Explanation : Copper Lightning Rods Installed In The Stack Only.								
Alarm								
Fire/Smoke Detection Generic	100%			2018	\$379,100	1-3	\$20,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station And Alarm Bells								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Fuel Oil No 6	50%	0-2	\$24,600	2053	* *	5	\$2,600	B
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Rotted Out Oil Tanks, (3) 50,000 Gallon Tanks And (4) 25,000 Gallon Tanks							
		No. 6 Fuel Oil, Extent : Light, Area Affected : 100%							
		Location : Buried Tanks							
	Fuel Oil No 6	50%			2023	\$49,100	5	\$5,300	B
Conversion Equipment									
	Steam Boiler	100%			2021	\$194,200	1	\$33,900	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Central Boiler Plant							
		Explanation : 8 #6 Oil Burning High Pressure Steam Boilers							
Distribution									
	Hot Wtr Piping/Pump	50%			2031	* *	4	\$1,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : High Temperature Hot Water Is Distributed To Other Buildings For Heating Purposes							
	Steam Piping/Pump	50%			2033	* *	4	\$800	B
Terminal Devices									
	Convactor/Radiator	60%			2028	* *	1	\$6,600	B
	Fan Coil Unit/Heat	40%			2023	\$239,000	1	\$4,400	B
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	10%			2018	\$8,200	1		B
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	HW Heat Exchanger								
	High Temp	100%			2023	\$24,800	4	\$5,100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,600	4	\$2,000	B
	Sewage Ejector(s)								
	Electric	100%			2018	\$10,600	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$2,100	B
Fixtures									
	Generic	100%							B

Fire Suppression

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

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HEALTH AND HOSPITALS CORP. - 819
GOLDWATER MEMORIAL HOSPITAL BOILER

Asset # : 99

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression	Fire Pump								
	Generic	100%			2026	* *	1	\$6,400	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Central Boiler Plant									
Explanation : Fire Pumps Provide Water To Stand Pipe System House Tank On Building E									

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : GOUVERNEUR HEALTHCARE SERVICES
Address : 227 MADISON STREET @CLINTON ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0007.010 / 100 **Yr Built/Renovated** : 1972 /
Area Sq Ft : 335,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Mar-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,12,15
Block : 270 **Lot** : 32 **BIN** : 1003224

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,013,600	\$716,100
Interior Architecture	\$3,424,000	\$3,047,500
Electrical	\$37,300	\$2,086,900
Mechanical	\$1,220,700	\$2,986,500
Total	\$5,695,600	\$8,836,900
Priority A	\$1,013,600	\$716,100
Priority B	\$4,387,100	\$5,250,700
Priority C	\$294,800	\$2,870,100
Total	\$5,695,600	\$8,836,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$26,500			\$25,800
Interior Architecture	\$12,700	\$22,800	\$32,900	\$35,500
Electrical	\$55,500	\$19,100	\$19,100	\$24,900
Mechanical	\$84,900	\$114,800	\$84,500	\$135,700
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
Total	\$298,000	\$275,200	\$254,900	\$340,300
Priority A	\$26,500			\$25,800
Priority B	\$258,800	\$252,400	\$222,000	\$314,400
Priority C	\$12,700	\$22,800	\$32,900	
Total	\$298,000	\$275,200	\$254,900	\$340,300



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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	7%			LIFE	**	5	\$70,400	A	
Masonry: Brick	3%			LIFE	**	5	\$6,000	A	
Masonry: Brick	75%			LIFE	**	5	\$150,900	A	
Masonry: Brick	5%	Now	\$34,600	LIFE	**	5	\$10,100	A	
Diagonal Cracks, Extent : Severe, Area Affected : 20%									
Location : Throughout Site Wall									
Masonry: Brick	5%	Now	\$17,300	LIFE	**	5	\$10,100	A	
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Foundation Wall									
Window Wall	5%			2039	**	5	\$37,700	A	
Windows									
Aluminum	100%	Now	\$518,900	2035	**	5	\$52,700	A	
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Parapets									
Cast in Place Concrete	60%			LIFE	**	5	\$112,800	A	
Masonry: Brick	20%			LIFE	**	5	\$3,600	A	
Metal Rail	20%			2032	**	5-10	\$65,800	A	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Built-Up (BUR)	12%			2019	\$68,000	10	\$12,300	A	
Built-Up (BUR)	30%	Now	\$170,100	2029	* *			A	
Blisters, Extent : Moderate, Area Affected : 40%									
Location : Over 13th Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over 13th Floor									
Worn/Eroded, Extent : Severe, Area Affected : 40%									
Location : Over 13th Floor									
Cast in Place Concrete	3%	Now	\$7,600	LIFE	* *			A	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%									
Location : Over Garage									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Garage									
IRMA/Protected Membrane	20%	Now	\$195,200	2029	* *			A	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%									
Location : Over First And Second Floors									
Vegetation Growth, Extent : Severe, Area Affected : 40%									
Location : Over First And Second Floors									
Water Penetration, Extent : Moderate, Area Affected : 40%									
Location : Over First And Second Floors									
IRMA/Protected Membrane	20%			2019	\$195,200	10	\$20,500	A	
Panel/Paver: Cer/Brk	10%	Now	\$41,400	2029	* *			A	
Water Penetration, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Traffic Topping	5%	Now	\$36,200	2029	* *			A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Over Garage									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Over Garage									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Over Garage									
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	* *	5	\$133,000	C	
Ceramic Tile	5%			2028	* *	5	\$20,300	C	
Panel/Paver: Cer/Brk	5%			2035	* *	5	\$45,600	C	
Terrazzo	5%			LIFE	* *	5	\$15,800	C	
Traffic Topping	5%			2024	* *	5	\$25,300	C	
Vinyl Tile	65%			2019	\$2,569,100	3	\$98,800	C	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$294,800	LIFE	**			C
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Concrete Column In Compressor Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Concrete Column In Compressor Room								
Ceramic Tile	5%			2028	**	5	\$22,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$17,700	C
Masonry: Brick	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$79,600	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$88,400	C
Ceilings								
AcousTileConcealSpLn	10%			2017	\$319,900	5	\$50,700	B
AcousTileConcealSpLn	70%	Now	\$112,000	2017	\$2,239,100	5	\$177,400	B
Misaligned/Bulging, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2017	\$138,500	5	\$20,300	B
Exposed Concrete	10%	Now	\$319,800	LIFE	**	5	\$6,300	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Beam In Garage								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Garage								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Garage								
Explanation : Corroded Steel Beam								
Metal Panel	5%			LIFE	**	5	\$25,300	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	**	5	\$1,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 4000 Amps Each								
Transformers								
Dry Type	100%			2024	**	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 500 KVA								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2029	**	5	\$1,400	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	40%			2029	**	1		B
Conduit	60%			2019	\$165,200	1		B
Panelboards								
Molded Case Bkrs	70%			2027	**	5	\$5,100	B
Molded Case Bkrs	30%			2018	\$83,200	5	\$2,200	B
Wiring								
Busway	20%			2024	**	1		B
Thermoplastic	55%			2029	**	1		B
Thermoplastic	25%			2019	\$77,900	1		B
Motor Controllers								
Locally Mounted	20%			2024	**	5	\$400	B
Motor Control Center	80%			2024	**	5	\$6,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Meter Room								
Explanation : Connected With Main Water Pipe.								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	**	1	\$84,800	B
Generators								
Diesel	100%			2022	\$75,100	1	\$106,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 350 KW								
Batteries								
Nickel Cadmium	100%			2014	\$600	5	\$61,300	B
Fuel Storage								
Day Tank	20%			2018	\$4,600	5	\$10,100	B
Main Tank	80%			2022	\$30,600	5	\$6,400	B
Lighting								
Interior Lighting								
Fluorescent	35%			2019	\$575,400	10	\$87,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Fluorescent	48%			2019	\$789,100	10	\$119,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								
Fluorescent	15%			2024	**	10	\$37,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-5 And Compact								
HID	2%			2019	\$23,100	10	\$200	B

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

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

Lighting

Egress Lighting								
Exit, Service	50%			2019	\$23,000	1		B
Exit, Battery	50%			2019	\$114,900	10	\$9,100	B

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

Heating

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

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$196,100	5	\$16,100	B

Distribution								
Hot Wtr Piping/Pump	20%			2027	**	4	\$4,000	B
Steam Piping/Pump	80%	0-2	\$176,500	2029	**	4	\$10,700	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 14th Fl. Mechanical Room</i>								

Terminal Devices								
Air Handler	70%			2019	\$1,192,500	1	\$117,400	B
Convactor/Radiator	30%			2024	**	1	\$26,300	B

Air Conditioning

Energy Source								
Utility Steam	100%			2029	**	1		B

Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2028	**	1	\$293,400	B

Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$154,400	2029	**	4	\$13,400	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 14th Fl. Mech. Room</i>								

Terminal Devices								
Air Handler/Cool/Ht	100%			2019	\$1,342,000	1	\$167,700	B

Heat Rejection								
Remote Air Cond	10%			2019	\$188,700	2	\$18,900	B
Water Cool Tower	90%			2017	\$816,200	2	\$245,400	B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$151,100	B

Exhaust Fans								
Interior	90%			2024	**	2	\$7,500	B
Roof	10%			2019	\$25,100	2	\$800	B

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2024	* *	1		B
Water Heater Gas Fired	100%			2014	\$73,500	2	\$4,100	B
HW Heat Exchanger Low Temp	100%			2029	* *	4	\$26,900	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%	Now	\$22,100	LIFE	* *	1		B
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : From The Roof To 14th Fl Cafeteria Ceiling</i>								
Sump Pump(s) Rigid Piping	100%			2024	* *	4	\$1,300	B
Sewage Ejector(s) Compressed Air	100%			2029	* *	4	\$1,300	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (4) B-13, (3) I-6, (1) B-14</i>								
<i>Explanation : 8 Units</i>								

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$606,300	
Interior Architecture	\$42,700	\$313,600
Electrical		\$177,600
Mechanical		\$87,900
Total	\$649,000	\$579,200
Priority A	\$606,300	
Priority B		\$265,600
Priority C	\$42,700	\$313,600
Total	\$649,000	\$579,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$41,000	\$1,600		
Interior Architecture	\$16,100	\$800		\$2,700
Electrical	\$1,000			\$10,700
Mechanical	\$31,300	\$4,200	\$7,100	\$5,000
Total	\$89,400	\$6,600	\$7,100	\$18,400
Priority A	\$41,000	\$1,600		
Priority B	\$33,100	\$4,200	\$7,100	\$17,800
Priority C	\$15,300	\$800		\$500
Total	\$89,400	\$6,600	\$7,100	\$18,400



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$8,100	LIFE	* *	5	\$19,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Copper/Terne	5%			2039	* *	10	\$5,700	A
Masonry: Brick	60%	Now	\$100,700	LIFE	* *	5	\$29,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Masonry: Granite	5%			LIFE	* *	5	\$1,800	A
Stucco Cement	25%			2024	* *	5	\$30,500	A
Windows								
Aluminum	100%			2035	* *	5	\$3,100	A
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$6,800	LIFE	* *	5	\$2,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Masonry: Brick	70%	Now	\$358,400	LIFE	* *	5	\$5,200	A
Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
Location : East Facade,South Facade,West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : East Facade,South Facade,West Facade								
Spalling, Extent : Severe, Area Affected : 50%								
Location : East Facade,South Facade,West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : East Facade,West Facade,South Facade								
Stucco Cement	25%			2024	* *	5	\$4,800	A

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	85%	Now	\$147,200	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Copper/Terne	8%			2034	**	10	\$6,300	A
Metal Panel	5%	Now	\$2,200	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Medical Records</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Medical Records</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Medical Records</i>								
<i>Explanation : Roof Is Covered With Tar</i>								
Skylight, Metal/Glass	2%			2029	**	10	\$2,100	A
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$24,000	C
Ceramic Tile	5%			2028	**	5	\$2,200	C
Sheet Vinyl/Rubber	45%			2019	\$313,600	5	\$29,600	C
Vinyl Tile	15%			2024	**	3	\$2,500	C
Vinyl Tile	10%			2014	\$42,700	3	\$2,200	C
Interior Walls								
Glass Block	5%			LIFE	**			C
Masonry: Brick	25%			LIFE	**			C
Plaster	70%			LIFE	**	5	\$6,600	C
Ceilings								
AcousTileSusp.Lay-In	10%			2032	**	5	\$4,400	B
Exposed Struc: Steel	5%			LIFE	**			B
Masonry: Infill Arch	25%			LIFE	**			B
Plaster	55%			LIFE	**	5	\$15,100	B
Plaster	5%	Now	\$800	LIFE	**	5	\$1,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2019	\$1,600	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Rating Available							
	Raceway								
	Conduit	90%			2019	\$8,800	1		B
	Conduit	10%			2029	* *	1		B
	Panelboards								
	Molded Case Bkrs	10%			2027	* *	5		B
	Molded Case Bkrs	90%			2018	\$20,800	5	\$300	B
	Wiring								
	Thermoplastic	90%			2019	\$8,200	1		B
	Thermoplastic	10%			2029	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2017	\$10,600	5	\$100	B
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$900	LIFE	* *	5	\$200	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Corroded And Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2019	\$106,600	10	\$16,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	40%			2019	\$71,100	10	\$10,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Exit, Service	50%			2019	\$2,500	1		B
	Exit, Battery	50%			2019	\$12,400	10	\$1,000	B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2029	* *	5	\$9,100	B
	Conversion Equipment								
	Steam Boiler	100%			2024	* *	1	\$29,000	B
	Distribution								
	Steam Piping/Pump	100%			2029	* *	4	\$1,400	B

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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 Code
Heating								
Terminal Devices								
Convector/Radiator	100%			2024	* *	1	\$9,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2020	\$87,900	2	\$400	B
Ext Pkg Unit - Cooling	60%			2027	* *	2	\$1,100	B
Window/Wall Unit	20%			2014	\$14,000	1		B
Heat Rejection								
Remote Air Cond	20%			2024	* *	2	\$4,100	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,300	B
Exhaust Fans								
Roof	100%			2019	\$27,200	2	\$900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	* *	1		B
Water Heater								
Gas Fired	100%			2014	\$7,900	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,074,300	\$115,200
Interior Architecture	\$37,500	\$774,200
Electrical	\$496,600	\$2,338,000
Mechanical	\$1,361,900	\$574,000
Total	\$2,970,300	\$3,801,400
Priority A	\$1,074,300	\$115,200
Priority B	\$1,896,000	\$2,912,000
Priority C		\$774,200
Total	\$2,970,300	\$3,801,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$76,000			
Interior Architecture	\$169,000			\$14,100
Electrical	\$49,400	\$13,800	\$43,200	\$11,500
Mechanical	\$62,100	\$48,700	\$44,800	\$51,300
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$392,100	\$98,000	\$123,500	\$112,400
Priority A	\$76,000			
Priority B	\$198,600	\$98,000	\$123,500	\$98,300
Priority C	\$117,500			\$14,100
Total	\$392,100	\$98,000	\$123,500	\$112,400



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
HARLEM HOSPITAL KOUNTZ PAVILION
Asset # : 103

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$23,000	LIFE	* *	5	\$6,700	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	78%			LIFE	* *	5	\$52,300	A
Masonry: Limestone	5%	4+	\$43,000	LIFE	* *	5	\$2,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Masonry: Marble	2%			LIFE	* *	5	\$1,000	A
Metal Panel	5%	Now	\$27,100	2051	* *	5	\$6,300	A
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Entrance Sidewalk Roof Fascia.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entrance Roof Canopy.								
Explanation : Main Entrance Roof Cantilever Is Completely Missing Fascia And Under Carraige Structure Is Severly Rusted.								
Windows								
Metal/Detention Type	50%	Now	\$224,700	2031	* *	5	\$16,400	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Ninth Floor								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Ninth Floor								
Steel	50%	Now	\$537,800	2046	* *	5	\$56,200	A
Air Infiltration, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Windows Are Made Of Galvanized Steel.								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	20%	Now	\$12,300	LIFE	* *	5	\$1,800	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Lower Wing Over Service Area							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout.							
	Explanation : All Parapet Walls With Metal Capping, All Metal Capping Is Rusted.							
Masonry: Brick	30%			LIFE	* *	5	\$2,700	A
Metal: Cage/Fence	50%	4+	\$13,500	2026	* *	5	\$14,500	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Roof								
Built-Up (BUR)	40%	0-2	\$107,500	2031	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
	Location : Over Ninth Floor & Penthouse.							
	Patching Evident, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Built-Up (BUR)	60%	Now	\$161,300	2031	* *			A
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Over 9th Floor.							
	Patching Evident, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 5%							
	Location : Adjacent To Parpet Walls.							

Interior

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Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior Floors								
Cast in Place Concrete	12%	Now	\$5,600	LIFE	* *	5	\$39,600	C
Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout								
Ceramic Tile	8%	Now	\$27,300	2030	* *	5	\$6,000	C
Cracking/Crumbling, Extent : Light, Area Affected : 15% Location : Bathrooms								
Terrazzo	5%	Now	\$11,500	LIFE	* *	5	\$5,900	C
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout								
Vinyl Tile	25%			2026	* *	3	\$18,800	C
Other Observation, Extent : Light, Area Affected : 2% Location : The 5th Floor. Explanation : Some 9x9's Still Left Spread Throughout.								
Vinyl Tile	50%	Now	\$14,700	2021	\$734,600	3	\$28,300	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$9,200	LIFE	* *			C
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Throughout Basement								
Ceramic Tile	20%	Now	\$16,700	2030	* *	5	\$2,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Bathrooms								
Concrete Masonry Unit	5%	Now	\$10,700	LIFE	* *	5	\$600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%	Now	\$2,600	LIFE	* *	5	\$1,700	C
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%			LIFE	* *			C
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout Penthoust & Basement.								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement.								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout Basement & Penthouse.								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout Basement.								
Explanation : Patching Evident.								
Plaster	45%	Now	\$11,700	LIFE	* *	5	\$3,700	C
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	10%	Now	\$2,600	LIFE	* *			C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
	Ceilings								
	AcousTileConcealSpLn	10%	Now	\$5,900	2026	**	5	\$9,400	B
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout 1st & 2nd floors.							
	AcousTileSusp.Lay-In	40%	Now	\$20,500	2026	**	5	\$30,100	B
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Concrete	10%	4+	\$11,900	LIFE	**	5	\$2,300	B
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 100%							
		Location : Throughout.							
	Metal Panel	15%	Now	\$37,500	LIFE	**	5	\$28,200	B
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Plaster	25%	Now	\$13,200	LIFE	**	5	\$23,500	B
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2021	\$31,200	5	\$3,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2000 Amp Main Disconnect Switch								
Transformers								
Dry Type	100%			2019	\$14,200	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Within The Space								
Explanation : One 150 Kva In Line								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2021	\$91,500	5	\$3,300	B
Raceway								
Conduit	95%			2021	\$101,900	1		B
Conduit	5%			2047	* *	1		B
Panelboards								
Fused Disc Sw	5%			2020	\$5,800	5	\$100	B
Molded Case Bkrs	95%			2043	* *	5	\$3,100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$74,600	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	* *	1		B
Thermoplastic	30%			2021	\$37,300	1		B
Motor Controllers								
Locally Mounted	10%	2-4	\$18,000	2041	* *	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2019	\$18,000	5	\$100	B
Motor Control Center	50%			2019	\$89,700	5	\$1,700	B
Motor Control Center	10%	2-4	\$18,000	2041	* *	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
Motor Control Center	20%			2038	* *	5	\$700	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Other Building For Life Safety Means.</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2016	\$366,600	10	\$55,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout excluding M, 2, 7 and 8 floors</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	38%			2029	* *	10	\$35,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : M, 2, 7 And 8 Floors</i>								
<i>Explanation : T-8 Type Fixtures Have Been Upgraded</i>								
Incandescent	2%			2016	\$12,200	2		B
Egress Lighting								
Emergency, Service	45%			2016	\$7,700	1		B
Emergency, Battery	5%			2021	\$2,100	10	\$1,200	B
Exit, Service	50%			2016	\$8,500	1		B
Exterior Lighting								
HID	100%			2021	\$52,300	10	\$400	B

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

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

Alarm

Security System

Generic

100%

2021

\$432,300

1

\$45,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : At Exits And Corridor**Explanation : At Exits And Corridor*

Fire/Smoke Detection

Generic

100%

2021

\$1,479,900

1-3

\$75,600

B

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

Heating

Energy Source

Campus Steam

100%

2031

* *

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Martin Luther King Building**Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gal Tanks For # 2*

Conversion Equipment

Heat Exchanger

20%

2017

\$5,000

1

\$10,000

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : Basement**Explanation : Serves Reheat System / Not In Service At This Time Due To Leaks On Reheat Piping.*Pres. Reducing Valve/LP
Steam

80%

2024

* *

5

\$4,800

B

Distribution

Hot Wtr Piping/Pump

20%

Now

\$118,000

2046

* *

4

\$1,000

B

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Entire Reheat System**Other Observation, Extent : Severe, Area Affected : 100%**Location : Entire Reheat System**Explanation : Reheat System Is Shut Down Due To A High Number Of Leaks*

Steam Piping/Pump

80%

Now

\$65,600

2031

* *

4

\$4,000

B

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Basement*

Terminal Devices

Air Handler

50%

2016

\$316,600

1

\$31,200

B

*Other Observation, Extent : Moderate, Area Affected : 30%**Location : Sub-basement**Explanation : 4 New Air Handling Units Being Installed In Various Stages Of Construction*

Convactor/Radiator

50%

Now

\$332,800

2026

* *

1

\$14,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Steam Radiation System**Explanation : Manual Temperature Control By Opening And Closing Main Steam Valve To System***Air Conditioning**

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Campus Steam	90%			2041	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mlk Building							
	Explanation : Provided From Martin Luther King Building							
Electricity	10%			2029	* *	1		B
Conversion Equipment								
Absorption	90%			2034	* *	1	\$98,200	B
Chiller/Steam/HW								
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Penthouse / 2 Chillers							
Window/Wall Unit	10%			2014	\$24,100	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$11,500	2021	\$574,000	4	\$5,000	B
	Leak Evident, Extent : Moderate, Area Affected : 2%							
	Location : Penthouse							
Terminal Devices								
Air Handler/Cool/Ht	80%			2016	\$399,100	1	\$49,900	B
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Sub-basement							
	Explanation : 4 New Air Handling Units In Various Stages Of Construction							
No Component	20%							D
Heat Rejection								
Water Cool Tower	100%			2025	* *	2	\$101,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$56,200	B
Exhaust Fans								
Interior	100%			2016	\$129,800	2	\$3,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2047	* *	4	\$15,000	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement							
	Explanation : Instantaneous Steam Driven / No Storage Tank / Copper Silver System In Service							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sewage Ejector(s)								
Compressed Air	100%			2021	\$27,200	4	\$1,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement							
	Explanation : Duplex							
Backflow Preventer								
Generic	100%			2029	* *	1	\$6,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement							
	Explanation : Multiple Units							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (2) C, C M, 1, M, 2 To 9, Penthouse				(2) 1 To Penthouse			
	Explanation : Four Units							
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$52,700	B
Sprinkler								
No Component	90%							D
Generic	10%			2041	* *	1-2	\$2,800	B

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION
Address : 506 LENOX AVENUE @W. 136 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.010 / 102 **Yr Built/Renovated** : 1969 / 2002
Area Sq Ft : 726,982 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1733 **Lot** : 1 **BIN** : 1053899

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,037,800	\$454,800
Interior Architecture	\$2,700,900	\$709,600
Electrical	\$2,673,400	\$13,147,600
Mechanical	\$10,187,800	\$5,947,300
Total	\$16,599,900	\$20,259,300
Priority A	\$1,037,800	\$454,800
Priority B	\$13,330,300	\$19,587,200
Priority C	\$2,231,800	\$217,200
Total	\$16,599,900	\$20,259,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$20,600		\$20,600	
Interior Architecture	\$61,100			\$77,700
Electrical	\$119,100	\$137,400	\$123,400	\$97,000
Mechanical	\$526,200	\$165,000	\$236,400	\$150,600
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Total	\$904,600	\$480,100	\$558,100	\$503,000
Priority A	\$20,600		\$20,600	
Priority B	\$822,900	\$480,100	\$537,500	\$425,300
Priority C	\$61,100			\$77,700
Total	\$904,600	\$480,100	\$558,100	\$503,000



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$534,900	LIFE	* *	5	\$311,200	A
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	2%	4+	\$20,600	LIFE	* *	5	\$5,500	A
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Adjacent To Emergency Entrance.								
Marble Panels	10%	Now	\$188,100	LIFE	* *	5	\$27,500	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Window Wall	3%			2041	* *	5	\$41,200	A
Windows								
Aluminum	100%			2037	* *	5	\$91,900	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout.								
Parapets								
Masonry: Marble	25%			LIFE	* *	5	\$7,200	A
Metal Rail	60%			2034	* *	5-10	\$248,500	A
Not Accessible	15%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : 3rd Floor Roof Area.								
Explanation : 3rd Floor Walk Out Roof Under Construction.								
Roof								
Modified Bitumen	95%			2026	* *	10	\$118,000	A
Paver: Asphalt	5%			2030	* *	10	\$9,300	A

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	5%			2020	\$221,200	3	\$73,200	C	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Various Office Locations Throughout.								
Cast in Place Concrete	10%	Now	\$684,100	LIFE	**	5	\$160,100	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Basement & Sub-basement Areas.								
Ceramic Tile	5%	Now	\$165,800	2030	**	5	\$18,300	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Quarry Tile	5%			2034	**	5	\$54,900	C	
Terrazzo	10%	Now	\$44,800	LIFE	**	5	\$57,200	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Vinyl Tile	55%	Now	\$392,300	2026	**	3	\$150,900	C	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Vinyl Tile	10%	Now	\$142,700	2016	\$713,300	3	\$27,400	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : 9 X 9 Tiles								
Interior Walls									
Ceramic Tile	5%	Now	\$10,100	2030	**	5	\$3,400	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Concrete Masonry Unit	5%	4+	\$5,200	LIFE	**	5	\$2,700	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Female Locker Room, Basement								
Glass: Single Pane	3%			LIFE	**	5	\$3,000	C	
Gypsum Board	15%			LIFE	**	5	\$12,100	C	
Marble Panels	2%			LIFE	**			C	
Plaster	40%	Now	\$50,500	LIFE	**	5	\$16,200	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Basement, Throughout.								
SGFT/Glazed Masonry	30%	4+	\$38,100	LIFE	**			C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileConcealSpLn	30%	Now	\$172,700	2026	**	5	\$136,800	B	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
AcousTileSusp.Lay-In	35%	Now	\$87,200	2034	**	5	\$127,700	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Exposed Concrete	10%	4+	\$57,500	LIFE	**	5	\$11,400	B	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Basement.									
Metal Panel	25%	Now	\$151,600	LIFE	**	5	\$228,000	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2021	\$125,000	5	\$3,100	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4 (6000 Amp.) Service Disconnect Switch.								
Transformers								
Dry Type	50%			2019	\$7,100	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Room 5106 a								
Explanation : Serve X. Ray Equipment.								
Dry Type	50%			2026	* *	5	\$1,100	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$396,300	5	\$2,700	B
Raceway								
Conduit	85%			2021	\$468,200	1		B
Conduit	15%			2031	* *	1		B
Panelboards								
Fused Disc Sw	5%			2029	* *	5	\$700	B
Fused Disc Sw	15%			2020	\$83,200	5	\$2,100	B
Molded Case Bkrs	70%			2020	\$388,100	5	\$11,100	B
Molded Case Bkrs	10%			2029	* *	5	\$1,600	B
Wiring								
Braided Cloth	65%	2-4	\$405,000	2046	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	25%			2021	\$155,800	1		B
Thermoplastic	10%			2031	* *	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2019	\$104,400	5	\$400	B
Locally Mounted	10%			2026	* *	5	\$400	B
Motor Control Center	60%			2019	\$626,600	5	\$9,700	B
Motor Control Center	20%			2026	* *	5	\$3,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,100	1	\$183,600	B
Generators								
Diesel	100%			2017	\$75,100	1	\$230,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 (350 Kw)</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$22,000	B
Fuel Storage								
Day Tank	50%			2020	\$20,700	5	\$45,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 (60 Gallons)</i>								
<i>1 (40 Gallons)</i>								
Main Tank	50%			2024	* *	5	\$7,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room (basement)</i>								
<i>Explanation : 1 (20,000 Gallons)</i>								
Lighting								
Interior Lighting								
Fluorescent	63%			2016	\$1,869,100	10	\$282,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-12 Lamps.</i>								
Fluorescent	35%			2021	\$1,038,400	10	\$156,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-8 Lamps.</i>								
HID	2%			2016	\$41,800	10	\$300	B
Egress Lighting								
Emergency, Battery	5%			2021	\$10,400	10	\$5,900	B
Exit, Service	65%			2021	\$53,900	1		B
Exit, Service	30%			2021	\$24,900	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting Fluorescent	5%			2016	\$18,000	10	\$2,700	B
Other Observation, Extent : Moderate, Area Affected : 5% Location : Ambulance Entrance And Main Entrance Canopy Explanation : Mostly T-12 Lamps.								
HID	95%			2021	\$241,200	10	\$1,800	B
Alarm								
Security System Generic	100%			2021	\$2,099,200	1	\$222,600	B
Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Fixed , Dome And P T Z (pan Tilt Zoom) Cameras								
Fire/Smoke Detection Generic	100%			2021	\$7,185,600	1-3	\$367,200	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1		B
Other Observation, Extent : Light, Area Affected : 100% Location : Vault Explanation : 4 - 20,000 Tanks For #2								
Conversion Equipment Heat Exchanger	20%			2024	* *	1	\$48,500	B
Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : Serves Reheat System And Some Radiation								
Steam Boiler	80%			2019	\$2,220,800	1	\$387,800	B
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	40%	Now	\$458,300	2029	* *	4	\$9,700	B
Corroded, Extent : Moderate, Area Affected : 60% Location : Throughout Leak Evident, Extent : Moderate, Area Affected : 20% Location : Various								
Steam Piping/Pump	60%	Now	\$955,500	2031	* *	4	\$14,500	B
Corroded, Extent : Moderate, Area Affected : 100% Location : Throughout Leak Evident, Extent : Moderate, Area Affected : 100% Location : Various								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Air Handler	40%			2016	\$1,229,800	1	\$121,100	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Convector/Radiator	40%			2026	* *	1	\$63,300	B
	Fan Coil Unit/Heat	20%	Now	\$170,800	2016	\$1,707,600	1	\$28,500	B
		Leak Evident, Extent : Moderate, Area Affected : 40%							
		Location : Fan Coils Leaking							
Air Conditioning									
	Energy Source								
	Under Construction	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Chiller Room							
		Explanation : Existing Chillers Have Been Removed And Construction Underway In The Area							
Conversion Equipment									
	Ext Pkg Unit - Cooling	20%			2021	\$526,400	2	\$6,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Split Units							
	Under Construction	80%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Chiller Room							
		Explanation : Existing Chillers Have Been Removed And Construction Underway In The Area							
Distribution									
	Chilled Wtr Pipe/Pump	100%	Now	\$836,100	2021	\$2,787,000	4	\$24,100	B
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2016	\$2,422,100	1	\$302,700	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Heat Rejection									
	Air Condenser Unit	20%			2021	\$227,800	2	\$68,100	B
	Water Cool Tower	80%	Now	\$392,800	2015	\$1,309,500	2	\$314,900	B
		Damaged, Extent : Moderate, Area Affected : 50%							
		Location : Broken And Missing Baffles							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$272,600	B
Exhaust Fans									
	Interior	100%	Now	\$63,000	2016	\$630,400	2	\$12,100	B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Main Boiler Room Makeup Air Fan							
Plumbing									

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$340,600	2031	* *	1		B
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves At Various Locations</i>								
HW Heat Exchanger Low Temp	100%			2047	* *	4	\$72,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 2 New Steam Driven Instantaneous Heaters With No Storage</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%	Now	\$10,600	2031	* *	4	\$1,300	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Sump Pumps Not Working</i>								
Sewage Ejector(s) Compressed Air	100%			2021	\$27,200	4	\$1,300	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
Backflow Preventer Generic	100%			2026	* *	1	\$30,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Fire And Domestic</i>								
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (10) B-18 (1) B-2</i>								
<i>Explanation : Ten Units.</i>								
Fire Suppression								
Standpipe Generic	100%			2041	* *	1-5	\$256,100	B
Sprinkler Generic	100%			2041	* *	1-2	\$137,200	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : HARLEM HOSPITAL OLD NURSES RESIDENCE
Address : 27 WEST 136 STREET @LENOX-FIFTH AVES.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.060 / 124 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 24,275 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors B1,2,3,4,5
Block : 1734 **Lot** : 1 **BIN** : 1082171

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,222,200	\$143,900
Interior Architecture	\$482,400	
Electrical	\$107,700	\$431,900
Mechanical	\$84,100	\$497,200
Total	\$1,896,400	\$1,073,000
Priority A	\$1,222,200	\$143,900
Priority B	\$235,100	\$929,100
Priority C	\$439,100	
Total	\$1,896,400	\$1,073,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$18,500			
Interior Architecture	\$112,700			\$3,300
Electrical	\$44,700	\$2,500	\$38,900	\$1,900
Mechanical	\$32,400	\$1,100	\$4,000	\$1,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$213,200	\$8,600	\$47,900	\$11,600
Priority A	\$18,500			
Priority B	\$141,700	\$8,600	\$47,900	\$8,300
Priority C	\$53,100			\$3,300
Total	\$213,200	\$8,600	\$47,900	\$11,600



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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL OLD NURSES RESIDENCE
Asset # : 124

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	\$333,300	LIFE	* *	5	\$39,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Copper/Terne	7%	Now	\$49,600	2041	* *			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	85%	Now	\$367,400	LIFE	* *	5	\$53,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : South Facade								
Windows								
Wood	100%	Now	\$328,400	2046	* *	5	\$51,200	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$18,500	LIFE	* *	5	\$3,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	90%	Now	\$62,400	LIFE	* *	5	\$4,600	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Explanation : Rolled Asphalt Covers Inside Face Of Parapet Walls.								

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

Asset # : 124

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$35,100	2031	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations.							
	Vegetation Growth, Extent : Light, Area Affected : 5%							
	Location : Various.							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	5%	Now	\$46,100	2051	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Skylight Adjacent To Stair Bulkhead.							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Adjacent To Stair Bulkhead.							
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$23,000	LIFE	* *	5	\$10,800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$22,300	2030	* *	5	\$800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Bathrooms							
Vinyl Tile	80%	Now	\$256,300	2031	* *	3	\$9,900	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%	Now	\$7,700	2024	* *	5	\$1,300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 80%							
	Location : Various Locations Throughout Toilet Rooms.							
Plaster	95%	Now	\$182,800	LIFE	* *	5	\$14,600	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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

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

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

HEALTH AND HOSPITALS CORP. - 819

HARLEM HOSPITAL OLD NURSES RESIDENCE

Asset # : 124

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%	Now	\$33,700	2041	* *	5	\$2,500	B
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Broken/Missing Elements, Extent : Severe, Area Affected : 35%
Location : Fourth Floor

Exposed Concrete	10%	Now	\$25,900	LIFE	* *	5	\$500	B
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Spalling, Extent : Moderate, Area Affected : 80%
Location : 5th Floor
Staining/Discoloring, Extent : Moderate, Area Affected : 15%
Location : Various Locations 5th Floor.

Plaster	75%	Now	\$43,300	LIFE	* *	5	\$15,400	B
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Broken/Missing Elements, Extent : Moderate, Area Affected : 20%
Location : Throughout
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%
Location : Throughout

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

Under 600 Volts

Raceway

Conduit	100%			2021	\$41,700	1		B
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Panelboards

Molded Case Bkrs	100%			2020	\$46,200	5	\$500	B
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Wiring

Braided Cloth	80%	2-4	\$34,300	2046	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout

Thermoplastic	20%			2021	\$8,600	1		B
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Motor Controllers

Locally Mounted	80%			2019	\$33,900	5	\$100	B
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Locally Mounted	20%	2-4	\$8,500	2041	* *	5		B
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Mech. Room

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$300	B
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Lighting

Interior Lighting

Fluorescent	95%			2016	\$107,700	10	\$19,100	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : Using T-12 Lamps

Incandescent	5%			2016	\$5,700	2		B
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Egress Lighting

Emergency, Service	50%			2016	\$1,900	1		B
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Exit, Service	50%			2016	\$1,900	1		B
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HEALTH AND HOSPITALS CORP. - 819

HARLEM HOSPITAL OLD NURSES RESIDENCE

Asset # : 124

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting HID	100%			2016	\$8,500	10	\$100	B
Alarm								
Security System Generic	100%			2021	\$70,100	1	\$7,400	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor (hospital Police Headquarters)</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection Generic	100%			2021	\$239,900	1-3	\$12,300	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Campus Steam	100%			2031	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Provided From Adjacent Building</i>								
Conversion Equipment Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Area Locked And Under Construction</i>								
Distribution Steam Piping/Pump	100%	Now	\$35,800	2021	\$178,800	4	\$1,100	B
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	100%	Now	\$48,400	2019	\$241,900	1	\$6,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source Electricity	100%			2029	**	1		B
Conversion Equipment Window/Wall Unit	60%			2014	\$31,600	1		B
No Component	40%							D
Plumbing								
H/C Water Piping Brass/Copper	100%			2021	\$76,500	1		B
HW Heat Exchanger Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Area Locked And Under Construction</i>								

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

Asset # : 124

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Area Locked And Under Construction							
	Backflow Preventer								
	Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Area Locked And Under Construction							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$11,500	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Address : 16 WEST 137 STREET @LENOX-FIFTH AVES.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.070 / 4366 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 121,912 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$39,800	\$170,000
Interior Architecture			\$182,200
Electrical			\$739,400
Mechanical			\$450,400
Total		\$39,800	\$1,542,000
Priority A		\$39,800	\$170,000
Priority B			\$1,238,300
Priority C			\$133,700
Total		\$39,800	\$1,542,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$28,800		\$600	\$34,100
Interior Architecture	\$87,400	\$3,700		\$9,300
Electrical	\$24,600	\$6,900	\$10,700	\$6,900
Mechanical	\$51,700	\$32,300	\$70,000	\$42,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$212,300	\$62,800	\$101,000	\$112,700
Priority A	\$28,800		\$600	\$34,100
Priority B	\$129,300	\$59,000	\$100,400	\$69,300
Priority C	\$54,200	\$3,700		\$9,300
Total	\$212,300	\$62,800	\$101,000	\$112,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	60%			LIFE	**	5	\$63,800	A	
Metal Panel	20%			2041	**	5-10	\$146,100	A	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Penthouse Wall Capping								
Stucco Cement	5%	Now	\$3,400	2034	**	5	\$6,600	A	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : From The Underside Of The Curved Pediment.								
	Explanation : Stucco Delaminated And Missing								
Window Wall	15%			2047	**	5	\$59,800	A	
Windows									
Aluminum	100%			2037	**	5	\$8,500	A	
Parapets									
Masonry: Brick	65%			LIFE	**	5	\$4,100	A	
Metal Panel	5%			2041	**	5	\$1,200	A	
Stucco Cement	30%	2-4	\$3,100	2034	**	5	\$2,400	A	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Parapet At 4th Floor Roof.								
Roof									
Modified Bitumen	100%	2-4	\$22,200	2026	**			A	
	Drains Clogged, Extent : Light, Area Affected : 2%								
	Location : 1 Drain Screen At Penthouse Roof Level.								
	Ponding, Extent : Light, Area Affected : 2%								
	Location : Penthouse Roof.								
Interior									
Floors									
Cast in Place Concrete	15%	2-4	\$17,400	LIFE	**	5	\$49,000	C	
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Throughout.								
Ceramic Tile	5%			2030	**	5	\$7,500	C	
Terrazzo	30%	2-4	\$27,400	LIFE	**	5	\$35,000	C	
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Stair Treads.								
	Explanation : Minor Surface Cracking.								
Vinyl Tile	50%			2026	**	3	\$37,300	C	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$16,900	C
Glass: Single Pane	2%			LIFE	**	5	\$4,200	C
Gypsum Board	50%			LIFE	**	5	\$84,700	C
Metal Panel	5%			LIFE	**			C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Penthouse Interior.								
Explanation : Referring To Spray Insulated Wall.								
SGFT/Glazed Masonry	28%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 2%								
Location : Main Corridors.								
Explanation : Minor Surface Cracking Beginning.								
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$33,100	2034	**	5	\$48,500	B
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Main Corridors.								
Exposed Struc: Steel	20%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$28,000	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1200 Amp, One 1600 Amp And One 2000 Amp Main Disconnect Switch								
Transformers								
Dry Type	100%			2026	**	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 150 Kva And 225 Kva								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	**	5	\$2,700	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	10%			2029	**	5	\$200	B
Molded Case Bkrs	90%			2029	**	5	\$2,400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	5%			2026	**	5		B
Locally Mounted	5%			2038	**	5		B
Motor Control Center	90%			2026	**	5	\$2,500	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$30,800	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 50 Hp. Fire Pump Automatic Transfer Switch Was Not In Line.</i>								
Generators								
Diesel	100%			2024	* *	1	\$38,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 300 Kw / 375 Kva</i>								
Batteries								
Nickel Cadmium	100%			2014		5	\$22,200	B
Fuel Storage								
Day Tank	50%			2029	* *	5	\$9,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 60 Gallons</i>								
Main Tank	50%			2036	* *	5	\$1,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 1000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2021	\$605,300	10	\$91,500	B
Egress Lighting								
Emergency, Service	50%			2021	\$8,500	1		B
Exit, Service	50%			2021	\$8,500	1		B
Exterior Lighting								
HID	100%			2021	\$42,600	10	\$300	B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2030	* *	1	\$24,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils							
Pres. Reducing Valve/LP Steam	50%			2030	* *	5	\$3,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Serves Steam Fed Coils And Heat Exchangers							
Distribution								
Hot Wtr Piping/Pump	50%			2037	* *	4	\$2,500	B
Steam Piping/Pump	50%			2041	* *	4	\$2,500	B
Terminal Devices								
Air Handler	50%			2026	* *	1	\$30,900	B
Convactor/Radiator	40%			2034	* *	1	\$12,900	B
Fan Coil Unit/Heat	10%			2026	* *	1	\$3,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2030	* *	1	\$97,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : R-22							
Int Pkg Unit - Cooling	10%			2022	\$149,800	2	\$600	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	* *	4	\$4,900	B
Terminal Devices								
Air Handler/Cool/Ht	90%			2026	* *	1	\$55,600	B
Fan Coil - Cool/Heat	10%			2026	* *	1	\$3,200	B
Heat Rejection								
Air Condenser Unit	10%			2026	* *	2	\$7,000	B
Water Cool Tower	90%			2022	\$300,600	2	\$90,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 2 Cooling Towers							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,600	B
Exhaust Fans								
Interior	90%			2026	* *	2	\$2,800	B
Roof	10%			2026	* *	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger Low Temp	100%			2041	* *	4	\$9,900	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Penthouse					
				Explanation : 2 Units Each With 250 Gallon Tanks					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s) Electric	100%			2026	* *	4	\$2,000	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2 Dulpex Sets					
	Backflow Preventer Generic	100%			2029	* *	1	\$6,200	B
	Fixtures Generic	100%							B
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (3) 1-4 (1) B-4 (1) B - Ph					
				Explanation : Five Units					
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$52,200	B
	Sprinkler Generic	100%			2041	* *	1-2	\$28,000	B
	Fire Pump Generic	100%			2030	* *	1	\$18,700	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : HARLEM HOSPITAL WOMEN'S PAVILION
Address : 16 WEST 137 STREET @FIFTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.030 / 2599 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 138,165 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,7,8
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,136,700	\$156,500
Interior Architecture	\$246,000	\$719,500
Electrical	\$2,010,800	\$951,900
Mechanical	\$567,500	\$1,080,400
Total	\$4,961,100	\$2,908,200
Priority A	\$2,136,700	\$156,500
Priority B	\$2,621,000	\$2,073,900
Priority C	\$203,400	\$677,900
Total	\$4,961,100	\$2,908,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$68,200			
Interior Architecture	\$140,400			\$11,300
Electrical	\$65,100	\$24,200	\$54,300	\$18,400
Mechanical	\$76,900	\$6,200	\$27,200	\$10,700
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$374,300	\$54,000	\$105,100	\$64,100
Priority A	\$68,200			
Priority B	\$205,600	\$54,000	\$105,100	\$52,800
Priority C	\$100,400			\$11,300
Total	\$374,300	\$54,000	\$105,100	\$64,100



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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$557,000	LIFE	* *	5	\$54,000	A
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Corners, Bulkheads								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout.								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads, South Facade								
Masonry: Limestone	10%	Now	\$154,200	LIFE	* *	5	\$4,500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Steel	90%	Now	\$882,200	2046	* *	5	\$92,200	A
Air Infiltration, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Troughout.								
Corrosion/Rusting, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Steel	10%	Now	\$98,000	2046	* *	5	\$10,200	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 90%								
Location : Throughout.								
Explanation : Referring To Steel Window Security Screens.								
Parapets								
Masonry: Brick	85%	Now	\$160,200	LIFE	* *	5	\$7,800	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	15%	Now	\$33,800	LIFE	* *	5	\$1,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Coping								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	70%	0-2	\$193,000	2031	**			A
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Ridging, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Modified Bitumen	25%	0-2	\$92,200	2031	**			A
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Worn/Eroded, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Skylight, Metal/Glass	5%	Now	\$34,400	2031	**			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Stairwells.							
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$10,800	LIFE	**	5	\$30,400	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$15,800	2024	**	5	\$3,500	C
	Deteriorated Finish, Extent : Severe, Area Affected : 70%							
	Location : Toilet Rooms.							
Raised Access Floor	5%	Now	\$10,100	2030	**	5	\$13,000	C
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Terrazzo	15%	Now	\$12,800	LIFE	**	5	\$16,300	C
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 70%							
	Location : Throughout							
	Explanation : Stained From Extensive Water Damage.							
Vinyl Tile	50%	Now	\$13,600	2021	\$677,900	3	\$26,100	C
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	15%	Now	\$10,200	2016	\$203,400	3	\$7,800	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 9 X 9 Tiles							

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Masonry: Brick	5%	Now	\$4,400	LIFE	**			C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$16,800	LIFE	**	5	\$5,400	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$6,000	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$28,400	2034	**	5	\$41,600	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$11,500	LIFE	**	5	\$8,700	B
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 6th Floor Safety Department Wing.</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 6th Floor Safety Department Wing.</i>								
Plaster	35%	Now	\$42,700	LIFE	**	5	\$30,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$31,200	5	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps And 1200 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2019	\$14,200	5	\$400	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2021	\$82,300	5	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%			2021	\$9,100	5	\$300	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$107,300	1		B
Panelboards								
Molded Case Bkrs	95%			2020	\$87,800	5	\$2,900	B
	<i>On Extended Life, Extent : Severe, Area Affected : 95%</i>							
	<i>Location : Throughout</i>							
Molded Case Bkrs	5%			2029	* *	5	\$200	B
Wiring								
Braided Cloth	70%	2-4	\$87,000	2046	* *	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	20%			2021	\$24,900	1		B
Thermoplastic	10%			2031	* *	1		B
Motor Controllers								
Locally Mounted	10%			2026	* *	5	\$100	B
Locally Mounted	20%	2-4	\$32,600	2041	* *	5	\$100	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
Locally Mounted	50%			2019	\$81,600	5	\$400	B
Motor Control Center	20%			2019	\$32,600	5	\$600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,100	1	\$34,900	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
Generators								
Diesel	100%			2017	\$75,100	1	\$43,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Located Outside The Building</i>							
	<i>Explanation : 700 Kw</i>							
Batteries								
Nickel Cadmium	100%			2014	\$600	5	\$25,200	B
Fuel Storage								
Day Tank	50%			2020	\$3,900	5	\$8,600	B
Underground Storage	50%			LIFE	* *	5	\$2,900	B
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	30%			2021	\$169,200	10	\$25,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	67%			2016	\$377,800	10	\$57,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Incandescent	3%			2016	\$16,900	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2016	\$7,900	1		B
Exit, Service	50%			2016	\$7,900	1		B
Exterior Lighting								
HID	100%			2016	\$48,300	10	\$400	B
Alarm								
Security System								
Generic	100%			2021	\$399,000	1	\$42,300	B
Fire/Smoke Detection								
Generic	100%			2016	\$1,365,600	1-3	\$69,800	B
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Onr Building</i>							
	<i>Explanation : Pull Station At All Exits, Horns / Strobe Throughout. No Elevator Recall And Fire Alarm Control Panel Observed.</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2041	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Martin Luther King Building							
	Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gallon Tanks For #2							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2017	\$67,300	5	\$5,500	B
Distribution								
Steam Piping/Pump	100%	Now	\$37,800	2021	\$756,700	4	\$4,600	B
	Leak Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Air Handler	20%	0-2	\$116,900	2031	**	1	\$10,400	B
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	80%			2026	**	1	\$24,100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Manual Control							
Air Conditioning									
	Energy Source								
	Electricity	100%			2029	**	1		B
	Conversion Equipment								
	Int Pkg Unit - Cooling	10%			2015	\$139,600	2	\$600	B
	Ext Pkg Unit - Cooling	10%			2016	\$50,000	2	\$600	B
	Window/Wall Unit	70%			2014	\$156,000	1		B
	No Component	10%							D
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2	\$24,200	B
	No Component	80%							D
	Heat Rejection								
	Air Condenser Unit	10%			2026	**	2	\$6,500	B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,400	B
	No Component	80%							D
	Exhaust Fans								
	Interior	10%	Now	\$12,000	2031	**	2	\$200	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Roof	15%	Now	\$12,900	2031	**	2	\$300	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	No Component	75%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2021	\$323,700	1		B
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$16,800	2031	**	4	\$9,200	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Old Nurses Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Old Nurses Building Boiler Room							
		Explanation : Located In Adjacent Building							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B

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HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Compressed Air	100%	Now	\$27,200	2051	* *	4	\$1,300	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit Inoperable / 1 Unit Malfunctions</i>								
Backflow Preventer								
Generic	100%			2021	\$10,500	1	\$5,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Service</i>								
<i>Explanation : Located Away From Water Entry Point</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-8 (1) B-7</i>								
<i>Explanation : Three Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$48,700	B
Sprinkler								
No Component	95%							D
Generic	5%			2041	* *	1-2	\$1,300	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Address : 1340 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.110 / 14211 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 131,771 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture			\$77,600
Interior Architecture			\$253,300
Electrical			\$98,900
Total			\$429,800
Priority	A		\$77,600
Priority	B		\$208,800
Priority	C		\$143,400
Total			\$429,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$4,300		\$56,700	
Interior Architecture	\$80,700	\$9,800		\$15,100
Electrical	\$19,600	\$17,600	\$20,200	\$20,100
Mechanical	\$35,800	\$61,900	\$40,500	\$73,400
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$155,200	\$104,100	\$132,200	\$123,400
Priority	A	\$4,300	\$56,700	
Priority	B	\$101,000	\$94,300	\$108,200
Priority	C	\$49,900	\$9,800	\$15,100
Total	\$155,200	\$104,100	\$132,200	\$123,400



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$29,000	A
Other Observation, Extent : Light, Area Affected : 1% Location : Stucco Overhang At Main Entrance. Explanation : Minor Horizontal Cracking.								
Masonry: Granite	5%			LIFE	**	5	\$3,100	A
Masonry: Limestone	5%			LIFE	**	5	\$3,100	A
Metal/Glass Curt Wall	50%			LIFE	**	5	\$77,600	A
Water Penetration, Extent : Light, Area Affected : 1% Location : Fourth Floor; Side Windows; 4d Side Of Floor.								
Metal Panel	5%			2041	**	5-10	\$28,500	A
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$5,300	A
Masonry: Brick	15%			LIFE	**	5	\$1,200	A
Masonry: Limestone	20%			LIFE	**	5	\$2,000	A
Metal Rail	5%			2034	**	5-10	\$7,100	A
Roof								
IRMA/Protected Membrane	35%			2026	**	10	\$17,100	A
Single Ply Membrane	65%			2026	**	10	\$31,800	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,300	C
Other Observation, Extent : Light, Area Affected : 2% Location : Basement Mechanical & Fire Pump Spaces. Explanation : Staining (rust) From Condensate Drains Was Evident.								
Ceramic Tile	5%			2030	**	5	\$8,100	C
Terrazzo	10%			LIFE	**	5	\$12,600	C
Vinyl Tile	75%			2026	**	3	\$60,500	C
Interior Walls								
Cast in Place Concrete	7%			LIFE	**			C
Ceramic Tile	5%			2030	**	5	\$11,600	C
Concrete Masonry Unit	8%			LIFE	**	5	\$7,400	C
Glass: Single Pane	30%			LIFE	**	5	\$52,300	C
Gypsum Board	40%	0-2	\$34,800	LIFE	**	5	\$55,800	C
Water Penetration, Extent : Light, Area Affected : 1% Location : 4th Floor Side 4b.								
Travertine Panels	10%			LIFE	**			C

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	35%			2034	* *	5	\$61,500	B
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*Other Observation, Extent : Light, Area Affected : 2%**Location : Basement.**Explanation : Minor Staining.*

Gypsum Board	50%			LIFE	* *	5	\$109,900	B
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*Other Observation, Extent : Light, Area Affected : 1%**Location : 4th Floor Lobby Soffit.**Explanation : Minor Water Damage.*

Metal Panel	15%			LIFE	* *	5	\$33,000	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	* *	5	\$500	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1 (2000 Amp.)*

Transformers

Dry Type	100%			2038	* *	5	\$400	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2(112.5 Kva)**2(225 Kva)*

Switchgear / Switchboard

Fused Disc Sw	100%			2047	* *	5	\$500	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1 (2000 Amp)*

Raceway

Conduit	100%			2047	* *	1		B
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Panelboards

Fused Disc Sw	100%			2043	* *	5	\$2,500	B
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Wiring

Thermoplastic	100%			2047	* *	1		B
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Motor Controllers

Locally Mounted	50%			2038	* *	5	\$400	B
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Motor Control Center	50%			2038	* *	5	\$1,500	B
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$1,600	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Connected To Building 1 Main Grounding System.*

Stand-by Power

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Transfer Switches								
	Automatic	70%			2038	* *	1	\$23,300	B
	Automatic	30%			2038	* *	1	\$10,000	B
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Fire Pump Room								
	Explanation : 100 Amp. For Fire Pump.								
Generators									
	Diesel	100%			2034	* *	1	\$41,800	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 505 Kw / 631 Kva								
Batteries									
	Lead/Acid	100%			2016	\$600	5	\$4,000	B
Fuel Storage									
	Day Tank	100%			2043	* *	5	\$20,000	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 550 Gallons.								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	* *	10	\$98,900	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Mostly T-5 And T-8								
Egress Lighting									
	Emergency, Battery	10%			2029	* *	10	\$2,600	B
	Exit, LED	70%			2056	* *	1		B
	Exit, Battery	20%			2029	* *	10	\$1,500	B
Exterior Lighting									
	HID	100%			2029	* *	10	\$300	B
Alarm									
	Security System								
	Generic	100%			2029	* *	1	\$40,300	B
Fire/Smoke Detection									
	Generic	100%			2029	* *	1-3	\$68,600	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2041	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Campus Steam From Adjacent Building								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2034	* *	1	\$26,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Equipment Room							
	Explanation : Steam To Hot Water Exchanger Serves Reheat System And Air Handlers							
Pres. Reducing Valve/LP Steam	50%			2034	* *	5	\$3,200	B
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$8,000	B
Terminal Devices								
Air Handler	50%			2029	* *	1	\$33,400	B
Fan Coil Unit/Heat	50%			2029	* *	1	\$17,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Reheat System							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2034	* *	1	\$116,800	B
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 2 Units In Chiller Room							
Distribution								
Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$8,000	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$66,800	B
Heat Rejection								
Water Cool Tower	100%			2025	* *	2	\$108,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Located On Roof Of Adjacent Building							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,100	B
Exhaust Fans								
Interior	100%			2029	* *	2	\$3,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		B
HW Heat Exchanger								
HTHW/HW	100%			2047	* *			B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Units With 750 Gallon Storage							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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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
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Asset # : 14211

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2029	* *	4	\$1,300	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Duplex Unit					
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1 To 4					
				Explanation : 3 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$56,500	B
	Sprinkler								
	Generic	100%			2047	* *	1-2	\$30,300	B
	Fire Pump								
	Generic	100%			2034	* *	1	\$20,200	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.090 / 82 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 11,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2102971

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$60,700	
Mechanical		\$91,300	\$41,400
Total		\$152,000	\$41,400
Priority A		\$60,700	
Priority B		\$91,300	\$41,400
Total		\$152,000	\$41,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$37,400		\$1,800	
Interior Architecture	\$19,100	\$400		\$3,800
Electrical	\$33,800	\$1,000	\$34,000	\$1,100
Mechanical	\$13,000	\$2,300	\$4,200	\$8,300
Total	\$103,400	\$3,700	\$40,100	\$13,100
Priority A	\$37,400		\$1,800	
Priority B	\$57,900	\$3,300	\$38,200	\$9,300
Priority C	\$8,100	\$400		\$3,800
Total	\$103,400	\$3,700	\$40,100	\$13,100



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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
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Asset # : 82

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	5	\$4,600	A	
Masonry: Brick	90%	Now	\$60,700	LIFE	**	5	\$17,700	A	
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Stage Wall									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stage Wall									
Weepholes Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Stage Wall									
Window Wall	5%			2041	**	5	\$3,700	A	
Windows									
Aluminum	100%	Now	\$1,400	2029	**	5	\$700	A	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Lobby.									
Parapets									
Masonry: Brick	75%	Now	\$15,700	LIFE	**	5	\$4,600	A	
Horizontal Cracks, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%									
Location : Flat Roof Parapet									
Metal Rail	25%			2034	**	5-10	\$27,700	A	
Other Observation, Extent : Light, Area Affected : 2%									
Location : Flat Roof Area.									
Explanation : Rail Was Separated At Solid Corner Joint.									
Roof									
Single Ply Membrane	100%	Now	\$3,500	2026	**			A	
Drains Clogged, Extent : Light, Area Affected : 20%									
Location : Curved Flat Roof.									
Interior									
Floors									
Carpet	45%			2020	\$42,600	3	\$14,100	C	
Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$1,700	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout,									
Ceramic Tile	5%			2030	**	5	\$800	C	
Terrazzo	15%	Now	\$1,400	LIFE	**	5	\$1,800	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Various Locations.									
Vinyl Tile	15%			2026	**	3	\$1,200	C	
Wood	15%			2049	**	5	\$4,400	C	

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

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** 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 Code

Interior

Interior Walls

Concrete Masonry Unit	15%			LIFE	* *	5	\$500	C
Glass: Single Pane	10%			LIFE	* *	5	\$600	C

Broken/Missing Elements, Extent : Light, Area Affected : 2%

Location : Front Entrance Lobby,

Masonry: Brick	55%			LIFE	* *			C
Mosaic Tile	2%			LIFE	* *			C
Plaster	18%			LIFE	* *	5	\$400	C

Ceilings

Exposed Concrete	20%			LIFE	* *	5	\$500	B
Plaster	80%	Now	\$11,000	LIFE	* *	5	\$7,800	B

Loose/Delam Surface, Extent : Light, Area Affected : 5%

Location : Back To Middle Ceiling Area,

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

Under 600 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%	Now	\$20,300	2051	* *	5	\$100	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Raceway

Conduit	100%			2021	\$22,100	1		B
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Panelboards

Molded Case Bkrs	100%			2020	\$11,600	5	\$200	B
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Wiring

Braided Cloth	80%	2-4	\$12,400	2046	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2021	\$3,100	1		B
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Motor Controllers

Locally Mounted	100%			2019	\$8,700	5	\$100	B
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Ground

Grounding Devices

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

Location : Nurses Residence.

Explanation : Fed From Other Building.

Stand-by Power

Generators

Diesel	100%			2034	* *	1	\$3,600	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Fenced Outside

Explanation : One 130 Kw/134 Kva. This Equipment Is Dedicated To Power The Chiller Only.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$300	B
Fuel Storage								
Day Tank	100%			2043	* *	5	\$1,900	B
Lighting								
Interior Lighting								
Fluorescent	10%			2016	\$2,400	10	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-12 Lamps								
Incandescent	10%			2016	\$2,400	2		B
Incandescent	80%			2016	\$19,000	2	\$200	B
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Auditorium Stage Lighting								
Explanation : Connected With Dimmer Switch.								
Egress Lighting								
Emergency, Battery	70%			2016	\$3,100	10	\$1,800	B
Exit, Service	30%			2016	\$500	1		B
Exterior Lighting								
Incandescent	100%			2016	\$2,100	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$5,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Tied To Nurses Residence (b Ldg. 4)								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2031	* *	1		B
Conversion Equipment								
Heat Exchanger	40%			2017	\$1,000	1	\$2,100	B
Pres. Reducing Valve/LP	60%			2017	\$4,500	5	\$400	B
Steam								
Distribution								
Hot Wtr Piping/Pump	40%			2029	* *	4	\$200	B
Steam Piping/Pump	60%			2031	* *	4	\$500	B
Repairs In Progress, Extent : Light, Area Affected : 20%								
Location : Condensate Pump In Mechanical Pit								
Terminal Devices								
Air Handler	60%			2016	\$39,500	1	\$3,900	B
Convactor/Radiator	40%			2026	* *	1	\$1,400	B
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Outside Of The Building</i> <i>Explanation : Electricity For Chiller Supplied By A Generator Placed Outside Of The Building</i>								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2021	\$41,400	1	\$4,900	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	\$51,800	1	\$6,500	B
Heat Rejection								
Air Condenser Unit	100%			2026	* *	2	\$7,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,800	B
Exhaust Fans								
Roof	100%	Now	\$9,700	2031	* *	2	\$300	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i> <i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2021	\$3,800	4	\$1,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Throughout Site</i> <i>Explanation : Backflow Preventers Are Part Of The Water Campus Water Supply System And Are In Various Locations</i>								
Fixtures								
Generic	100%							B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.010 / 55 **Yr Built/Renovated** : 1955 / 2008
Area Sq Ft : 736,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,13
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,029,200	\$589,400
Interior Architecture	\$557,000	\$6,491,800
Electrical	\$6,909,000	\$8,858,600
Mechanical	\$3,937,100	\$2,513,500
Total	\$12,432,400	\$18,453,400
Priority A	\$1,029,200	\$589,400
Priority B	\$11,200,000	\$11,849,700
Priority C	\$203,100	\$6,014,200
Total	\$12,432,400	\$18,453,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$33,400			
Interior Architecture	\$59,200	\$118,600		\$11,100
Electrical	\$103,800	\$151,500	\$105,300	\$99,000
Mechanical	\$140,000	\$213,500	\$202,400	\$256,100
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$474,500	\$621,800	\$445,900	\$504,400
Priority A	\$33,400			
Priority B	\$396,700	\$503,200	\$445,900	\$493,300
Priority C	\$44,400	\$118,600		\$11,100
Total	\$474,500	\$621,800	\$445,900	\$504,400



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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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	10%			LIFE	**	5	\$43,600	A	
Masonry: Brick	90%	0-2	\$674,700	LIFE	**	5	\$392,600	A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout.									
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Throughout.									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout.									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 70%									
Location : Throughout.									
Explanation : Much Of The Staining And Lintel Errosion Is From Window Ac Unit Condensation.									
Windows									
Aluminum	100%			2037	**	5	\$229,800	A	
Parapets									
Masonry: Brick	85%			LIFE	**	5	\$36,200	A	
Masonry: Brick	5%	Now	\$7,300	LIFE	**	5	\$2,100	A	
Other Observation, Extent : Severe, Area Affected : 5%									
Location : 12th Floor Roof Parapet.									
Explanation : Roof Membrane Separated Vertically From The Parapet Wall; Counter Flashing Missing.									
Masonry: Limestone	10%	Now	\$26,100	LIFE	**	5	\$5,400	A	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout.									
Staining/Discoloring, Extent : Severe, Area Affected : 30%									
Location : Throughout.									
Roof									
Modified Bitumen	100%			2026	**	10	\$239,600	A	

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$138,500	LIFE	* *	5	\$194,400	C
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Sub-basement								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Ceramic Tile	5%			2030	* *	5	\$44,400	C
Quarry Tile	5%			2034	* *	5	\$66,600	C
Terrazzo	5%			LIFE	* *	5	\$34,700	C
Vinyl Tile	10%			2026	* *	3	\$44,400	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Interwoven With Vct In Various Locations.								
Explanation : 9x9's								
Vinyl Tile	65%			2021	\$5,630,900	3	\$216,600	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$64,600	LIFE	* *			C
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Emergency Generator Room Tunnel.								
Ceramic Tile	5%			2030	* *	5	\$48,400	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$19,400	C
Patching Evident, Extent : Moderate, Area Affected : 40%								
Location : Various Locations In Mechanical Rooms.								
Gypsum Board	10%			LIFE	* *	5	\$58,100	C
Marble Panels	5%			LIFE	* *			C
Plaster	45%			LIFE	* *	5	\$130,800	C
SGFT/Glazed Masonry	25%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	25%			2034	* *	5	\$222,100	B
AcousTileSusp.Lay-In	20%	Now	\$242,800	2026	* *	5	\$88,900	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout.								
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : Throughout.								
Exposed Concrete	10%			LIFE	* *	5	\$13,900	B
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Basement And Sub-basement Levels.								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout Basement And Sub-basement.								
Metal Panel	5%	Now	\$14,800	LIFE	* *	5	\$55,500	B
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Emergency Generator Room.								
Plaster	40%			LIFE	* *	5	\$222,100	B

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2031	* *	5	\$2,700	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 3000 Amp Main Disconnect Switch									
Transformers									
	Dry Type	40%			2026	* *	5	\$900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 300 Kva									
	Dry Type	40%			2019	\$5,700	5	\$900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 225 Kva And One 112.5 Kva									
	Dry Type	10%			2034	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 500 Kva									
	Dry Type	10%			2041	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Switchgear Room 2									
Explanation : One 112.5 And 500 Kva									
Switchgear / Switchboard									
	Air Circuit Breaker	70%			2031	* *	5	\$2,200	B
	Fused Disc Sw	30%			2031	* *	5	\$800	B
Raceway									
	Conduit	70%			2021	\$385,500	1		B
	Conduit	25%			2031	* *	1		B
	Tray	5%			2019	\$27,500	1		B
Panelboards									
	Molded Case Bkrs	5%			2029	* *	5	\$800	B
	Molded Case Bkrs	85%	0-2	\$471,200	2046	* *	5	\$6,800	B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Molded Case Bkrs	10%			2037	* *	5	\$1,600	B
Wiring									
	Braided Cloth	60%	2-4	\$373,900	2046	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2031	* *	1		B
	Thermoplastic	20%			2041	* *	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2034	* *	5	\$200	B
Locally Mounted	5%			2019	\$52,200	5	\$200	B
Motor Control Center	80%	0-2	\$835,500	2041	* *	5	\$6,600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Spaces (basement/penthouse)</i>								
Motor Control Center	10%			2034	* *	5	\$1,600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,900	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2026	* *	1	\$92,900	B
Automatic	50%			2019	\$5,500	1	\$92,900	B
Generators								
Diesel	100%			2024	* *	1	\$233,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 1150 Kva Caterpillar</i>								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$22,300	B
Fuel Storage								
Day Tank	60%			2020	\$30,200	5	\$66,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 227 Gallons</i>								
Main Tank	40%			2024	* *	5	\$7,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two 10,000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	76%			2016	\$2,738,300	10	\$413,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12</i>								
Fluorescent	20%			2021	\$720,600	10	\$108,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	2%			2016	\$50,700	10	\$400	B
Incandescent	2%			2016	\$72,100	2	\$300	B
Egress Lighting								
Emergency, Service	50%			2016	\$50,400	1		B
Emergency, Service	10%			2021	\$10,100	1		B
Exit, Service	40%			2016	\$40,300	1		B

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

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

Lighting

Exterior Lighting

Fluorescent

80%

2026

* *

10

\$44,200

B

HID

20%

2026

* *

10

\$400

B

Alarm

Security System

Generic

100%

2021

\$2,125,200

1

\$225,300

B

Fire/Smoke Detection

Generic

75%

2021

\$5,456,000

1-3

\$278,800

B

Generic

25%

2016

\$1,818,700

1-3

\$92,900

B

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Fire Alarm Room (basement)**Explanation : Aged Acme System Used For Fan Shut Down*

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

Heating

Energy Source

Campus Steam

100%

2031

* *

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub Basement**Explanation : Provided By Adjacent Building #6*

Conversion Equipment

Heat Exchanger

25%

2034

* *

1

\$73,600

B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Sub-basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Serves Reheats And Unit Heaters*

Pres. Reducing Valve/LP

75%

2030

* *

5

\$26,500

B

Steam

Distribution

Hot Wtr Piping/Pump

40%

2029

* *

4

\$11,700

B

Steam Piping/Pump

60%

Now

\$290,100

2031

* *

4

\$17,600

B

*Corroded, Extent : Severe, Area Affected : 10%**Location : Sub Basement**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Steam Pipe Near PRV In Sub Basement Steam Room*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	25%			2016	\$933,500	1	\$91,900	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Fan Room							
Air Handler	25%			2029	* *	1	\$91,900	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Various Mechanical Equipment Rooms							
Convactor/Radiator	30%			2026	* *	1	\$57,600	B
Fan Coil Unit/Heat	20%			2021	\$2,073,700	1	\$38,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces							
Air Conditioning								
Energy Source								
Electricity	80%			2037	* *	1		B
Steam/HW System	20%			2031	* *	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	20%			2017	\$456,700	1	\$128,600	B
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 2 Absorption Chillers							
Centrifugal, Elec Chiller	40%			2030	* *	1	\$257,200	B
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 3 Units							
Window/Wall Unit	40%			2016	\$569,500	1		B
Distribution								
Chilled Wtr Pipe/Pump	60%			2041	* *	4	\$17,600	B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	30%			2029	* *	1	\$110,300	B
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Fan Room							
Air Handler/Cool/Ht	30%			2016	\$882,400	1	\$110,300	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Fan Room							
No Component	40%							D
Heat Rejection								
Water Cool Tower	60%			2025	* *	2	\$358,500	B
No Component	40%							D

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$331,100	B
Exhaust Fans								
Interior	95%			2016	\$727,300	2	\$17,400	B
Roof	5%			2016	\$27,500	2	\$900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2021	\$214,900	4	\$58,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units With 1000 Gallon Storage</i>								
<i>1 Unit With 350 Gallon Storage Serves Kitchen Only</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,600	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$36,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (3) B-11, (5) B-12, (2) B-6</i>								
<i>Explanation : 10 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$311,000	B
Sprinkler								
No Component	70%							D
Generic	30%			2041	* *	1-2	\$50,000	B
Fire Pump								
Generic	100%			2030	* *	1	\$111,100	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Address : 2021 EASTCHESTER ROAD & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.030 / 56 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 225,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,6,11,13
Block : 4205 **Lot** : 1 **BIN** : 2102972

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$3,083,200	\$118,900
Interior Architecture	\$345,300	\$841,500
Electrical	\$1,490,300	\$1,227,700
Mechanical	\$708,400	\$574,000
Total	\$5,627,200	\$2,762,100
Priority A	\$3,083,200	\$118,900
Priority B	\$2,471,500	\$1,861,300
Priority C	\$72,500	\$781,900
Total	\$5,627,200	\$2,762,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$45,100		\$35,000	
Interior Architecture	\$48,100	\$15,300	\$69,900	\$27,300
Electrical	\$22,900	\$19,400	\$73,700	\$21,100
Mechanical	\$19,100	\$19,300	\$45,700	\$28,100
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Total	\$186,600	\$105,300	\$275,600	\$127,800
Priority A	\$45,100		\$35,000	
Priority B	\$93,400	\$90,000	\$232,100	\$100,600
Priority C	\$48,100	\$15,300	\$8,500	\$27,300
Total	\$186,600	\$105,300	\$275,600	\$127,800



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	* *	5	\$118,900	A	
	Recent Repair Evident, Extent : Light, Area Affected : 40%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Metal Panel	2%	Now	\$6,400	2041	* *	5	\$5,000	A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
	Location : Penthouse								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse Walls.								
	Explanation : Rusted Louver Panels.								
Granite Panels	5%			LIFE	* *	5	\$5,000	A	
Window Wall	3%			2041	* *	5	\$14,900	A	
Windows									
Aluminum	10%			2043	* *	5	\$7,000	A	
Aluminum	88%	Now	\$3,041,200	2046	* *	5	\$30,900	A	
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Throughout.								
	Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
	Location : Throughout.								
	Other Observation, Extent : Moderate, Area Affected : 90%								
	Location : Throughout.								
	Explanation : Most Lintels Were Rusted From Window A/c Unit Condensation From Above.								
Steel	2%	Now	\$41,900	2037	* *	5	\$8,800	A	
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Parapets									
Masonry: Brick	85%			LIFE	* *	5	\$11,900	A	
	Recent Repair Evident, Extent : Light, Area Affected : 20%								
	Location : Main Roof								
Metal Panel	5%			2041	* *	5	\$2,700	A	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : 13th Floor Roof.								
	Explanation : Metal Panel Referrs To Coping.								
Metal Rail	10%			2034	* *	5-10	\$25,300	A	
Roof									
Modified Bitumen	80%	Now	\$23,300	2029	* *			A	
	Ponding, Extent : Light, Area Affected : 2%								
	Location : 3rd Floor Roof Just Outside Bulkhead.								
Traffic Topping	20%			2026	* *	10	\$26,300	A	

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	10%			2020	\$164,800	3	\$54,500	C	
Cast in Place Concrete	5%	Now	\$10,600	LIFE	**	5	\$29,800	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Ceramic Tile	5%			2030	**	5	\$13,600	C	
Quarry Tile	5%			2034	**	5	\$20,400	C	
Terrazzo	5%			LIFE	**	5	\$10,600	C	
Traffic Topping	5%			2026	**	5	\$17,000	C	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : In The Gym.									
Explanation : Refers To Plastic Interlocking Tiles.									
Vinyl Tile	25%			2021	\$664,400	3	\$25,600	C	
Vinyl Tile	30%			2026	**	3	\$40,900	C	
Vinyl Tile	10%			2029	**	3	\$13,600	C	
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Various Locations.									
Explanation : 9x9's									
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$11,900	C	
Marble Panels	5%			LIFE	**			C	
Plaster	65%	2-4	\$72,500	LIFE	**	5	\$58,000	C	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Library									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Basement Storage Room,									
SGFT/Glazed Masonry	15%			LIFE	**			C	
Wood	5%			LIFE	**	5	\$59,500	C	
Ceilings									
AcousTile,Adhered	25%			2026	**	5	\$68,200	B	
AcousTileSusp.Lay-In	15%	Now	\$83,800	2034	**	5	\$20,400	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
AcousTileSusp.Lay-In	5%	Now	\$93,100	2041	**	5	\$6,800	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : 13th Floor Corridor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 13th Floor Corridor									
AcousTileSusp.Lay-In	20%			2026	**	5	\$54,500	B	
Plaster	10%	Now	\$95,800	LIFE	**	5	\$17,000	B	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Gym									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Gym, Library									
Plaster	25%			LIFE	**	5	\$42,600	B	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2031	* *	5	\$400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 5000 Amp Main Disconnect Switch							
Fused Disc Sw	50%			2031	* *	5	\$400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2000 Amp							
Transformers								
Dry Type	100%			2026	* *	5	\$700	B
Switchgear / Switchboard								
Molded Case Bkrs	80%			2021	\$170,700	5	\$3,900	B
Molded Case Bkrs	20%			2041	* *	5	\$1,000	B
Raceway								
Conduit	80%			2021	\$220,300	1		B
Conduit	20%			2041	* *	1		B
Panelboards								
Molded Case Bkrs	85%			2020	\$235,600	5	\$4,200	B
Molded Case Bkrs	15%			2037	* *	5	\$700	B
Wiring								
Braided Cloth	70%	2-4	\$218,100	2046	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	10%			2041	* *	1		B
Thermoplastic	20%			2031	* *	1		B
Motor Controllers								
Locally Mounted	20%			2019	\$104,400	5	\$200	B
Motor Control Center	80%			2019	\$417,700	5	\$4,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,700	B
Lighting								
Interior Lighting								
Fluorescent	90%			2016	\$994,800	10	\$150,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8,T-12 And Some T-5							
HID	2%			2016	\$15,600	10	\$100	B
Incandescent	8%			2016	\$88,400	2	\$300	B
Egress Lighting								
Emergency, Battery	50%			2016	\$38,600	10	\$22,000	B
Exit, Service	50%			2016	\$15,500	1		B
Exterior Lighting								
HID	100%			2021	\$78,900	10	\$600	B

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

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

Alarm

Security System

Generic

100% 2026 * * 1 \$69,100 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Exit And Corridors.
Explanation : Fixed Cameras

Fire/Smoke Detection

Generic

100% 2029 * * 1-3 \$117,500 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Main Lobby
Explanation : Tied To Main Fire Alarm System (building 1)

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

Heating

Energy Source

Campus Steam

100% 2041 * * 1 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Steam Provided By Adjacent Building #6

Conversion Equipment

Heat Exchanger

50% 2024 * * 1 \$45,200 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Heat Exchanger Serves Hot Water Heating System

Pres. Reducing Valve/LP Steam

50% 2024 * * 5 \$5,400 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Prv Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System

Distribution

Hot Wtr Piping/Pump

80% 2043 * * 4 \$10,800 B
Recent Repair Evident, Extent : Light, Area Affected : 100%
Location : Recent Repipe Of Entire System

Steam Piping/Pump

20% 0-2 \$89,000 2021 \$296,700 4 \$1,800 B
Corroded, Extent : Moderate, Area Affected : 50%
Location : Various Locations

Terminal Devices

Air Handler

20% Now \$229,100 2031 * * 1 \$20,300 B
Other Observation, Extent : Severe, Area Affected : 100%
Location : Fan Room
Explanation : Equipmmnt On Extended Life With Evidence Of Severe Steam Coil Leaks

Convactor/Radiator

80% 2026 * * 1 \$47,200 B

Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		B
	Conversion Equipment								
	Window/Wall Unit	70%			2016	\$305,700	1		B
	No Component	30%							D
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Leased Space								
	Explanation : Chillers Under Contruction For Data Center Use / Not Occupied By The Hospital.								
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$40,600	B
	No Component	60%							D
	Exhaust Fans								
	Interior	90%	Now	\$84,600	2021	\$211,400	2	\$4,000	B
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Fan Room								
	Roof	10%			2021	\$16,900	2	\$600	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	**	1		B
	HW Heat Exchanger								
	Low Temp	100%			2021	\$65,900	4	\$18,100	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Equipment Room								
	Explanation : 1,000 Gallon Storage Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Backflow Preventer								
	Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Entire Site								
	Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations								
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-13, Penthouse.								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$95,400	B

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Asset # : 56

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	90%							D
	Generic	10%			2041	* *	1-2	\$5,100	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Address : 1420 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.100 / 14113 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 384,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors G,1,2,7,8
Block : 4205 **Lot** : 1 **BIN** : 2826699

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$71,200	\$543,000
Interior Architecture		\$310,200	\$1,186,100
Electrical			\$261,400
Mechanical		\$96,600	\$117,300
Total		\$478,000	\$2,107,900
Priority A		\$71,200	\$543,000
Priority B		\$96,600	\$1,201,600
Priority C		\$310,200	\$363,300
Total		\$478,000	\$2,107,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$16,500		\$18,800	\$18,800
Interior Architecture	\$49,300			\$49,300
Electrical	\$56,600	\$57,200	\$54,200	\$58,300
Mechanical	\$124,400	\$203,900	\$142,500	\$194,400
Elevators/Escalators	\$82,300	\$82,300	\$82,300	\$82,300
Total	\$329,000	\$343,500	\$297,800	\$403,000
Priority A	\$16,500		\$18,800	\$18,800
Priority B	\$263,300	\$343,500	\$279,100	\$335,000
Priority C	\$49,300			\$49,300
Total	\$329,000	\$343,500	\$297,800	\$403,000



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%	Now	\$71,200	LIFE	**	5	\$6,300	A	
	Efflorescence, Extent : Severe, Area Affected : 60%								
	Location : Throughout.								
Masonry: Brick	60%			LIFE	**	5	\$120,200	A	
	Efflorescence, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Masonry: Brick	25%			LIFE	**	5	\$50,100	A	
	Efflorescence, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
Metal Panel	5%			2041	**	5-10	\$68,900	A	
Window Wall	5%			2047	**	5	\$37,600	A	
Windows									
Aluminum	100%			2043	**	5	\$114,200	A	
Parapets									
Concrete Masonry Unit	45%			LIFE	**	5	\$18,800	A	
Masonry: Brick	50%			LIFE	**	5	\$18,500	A	
	Efflorescence, Extent : Moderate, Area Affected : 40%								
	Location : 4th Floor Roof Parapets.								
Metal Panel	5%	Now	\$16,500	2041	**	5	\$3,600	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Low Roof Parapet Wall.								
Roof									
Single Ply Membrane	100%			2029	**	10	\$208,400	A	
Interior									
Floors									
Cast in Place Concrete	10%	2-4	\$36,100	LIFE	**	5	\$101,400	C	
	Horizontal Cracks, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Mechanical Room.								
Granite Panels	5%			LIFE	**	5	\$17,400	C	
Vinyl Tile	85%			2029	**	3	\$197,000	C	
Interior Walls									
Concrete Masonry Unit	20%			LIFE	**	5	\$40,400	C	
Gypsum Board	58%	Now	\$274,100	LIFE	**	5	\$175,900	C	
	Broken/Missing Elements, Extent : Light, Area Affected : 35%								
	Location : Throughout 4th Floor Mechanical Room.								
Gypsum Board	15%			LIFE	**	5	\$45,500	C	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Corridors Throughout.								
	Explanation : This Area Of Gypsum Board Was Finished With Wall Covering.								
Masonry: Brick	5%			LIFE	**			C	
Masonry: Fieldstone	2%			LIFE	**			C	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2038	**	5	\$185,400	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	40%			LIFE	**	5	\$231,800	B
Wood	10%			LIFE	**	5	\$405,600	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2047	**	5	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amp Main Disconnect Switch								
Transformers								
Dry Type	90%			2038	**	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Transformers Rated At 112.5 75 , 45 And 30 Kva								
Dry Type	10%			2038	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : G 007 (basement)								
Explanation : One 15 Kva Transformer For Fire Alarm								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2047	**	5	\$800	B
Fused Knife Sw	50%			2047	**	5	\$700	B
Raceway								
Conduit	100%			2047	**	1		B
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$8,300	B
Wiring								
Thermoplastic	100%			2047	**	1		B
Motor Controllers								
Locally Mounted	30%			2038	**	5	\$600	B
Motor Control Center	70%			2038	**	5	\$6,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,600	B
Stand-by Power								
Transfer Switches								
Automatic	95%			2038	**	1	\$92,100	B
Manual	5%			2047	**	5	\$100	B

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2034	* *	1	\$121,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 1125 Kva Generators</i>								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$11,600	B
Fuel Storage								
Day Tank	25%			2043	* *	5	\$14,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 150 Gallons Tank.</i>								
Main Tank	75%			2056	* *	5	\$6,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Three 20,000 Gallons Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	92%			2029	* *	10	\$261,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 And T-8 Lamps</i>								
HID	8%			2029	* *	10	\$800	B
Egress Lighting								
Emergency, Service	70%			2029	* *	1		B
Exit, LED	30%			2056	* *	1		B
Exterior Lighting								
HID	100%			2029	* *	10	\$1,000	B
Alarm								
Security System								
Generic	100%			2029	* *	1	\$117,600	B
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$199,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	* *	1		B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Lot</i>								
<i>Explanation : 3 - 20,000 Tanks For #2 To Serve Both The Boilers And Generators</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Conversion Equipment									
	Heat Exchanger	10%			2034	* *	1	\$15,400	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : Heat Exchanger Serves Re-heat System And Several Unit Heaters For Mechanical Spaces									
	Steam Boiler	90%			2038	* *	1	\$276,400	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 4 Boilers Provide Steam To Building #1, #4, And #6									
Distribution									
	Hot Wtr Piping/Pump	40%			2043	* *	4	\$9,200	B
	Steam Piping/Pump	60%			2047	* *	4	\$13,800	B
Terminal Devices									
	Air Handler	80%			2029	* *	1	\$153,500	B
	Fan Coil Unit/Heat	20%			2029	* *	1	\$20,100	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Re-heat System									
Air Conditioning									
Energy Source									
	Electricity	100%			2043	* *	1		B
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2034	* *	1	\$335,500	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Chiller Room									
Explanation : Two Chillers / R-123									
Distribution									
	Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$22,900	B
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	* *	1	\$191,800	B
Heat Rejection									
	Water Cool Tower	100%			2025	* *	2	\$311,800	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 2 Cooling Towers Twinned									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$172,700	B
Exhaust Fans									
	Interior	50%			2029	* *	2	\$4,800	B
	Roof	50%			2029	* *	2	\$4,800	B
Plumbing									

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Brass/Copper	100%			2047	**	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Booster Pumps								
HW Heat Exchanger Low Temp	100%	Now	\$56,100	2041	**	4	\$30,700	B
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Building #1								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building # 1								
Explanation : Instantaneous Water Heater Located In Building 1 / Temporary Hot Water Supply From Building 1 Equipment								
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Backflow Preventer Generic	100%			2029	**	1	\$19,100	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : (8) B To 8								
Explanation : 8 Units								
Hydraulic	20%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B To 2								
Explanation : 2 Units								
Escalators								
Under 20' Rise	100%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby To 1								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$162,300	B
Sprinkler								
Generic	100%			2047	**	1-2	\$86,900	B
Fire Pump								
Generic	100%			2034	**	1	\$58,000	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.050 / 58 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 25,818 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2097546

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$647,600	\$102,500
Interior Architecture			\$46,700
Electrical		\$288,900	\$8,700
Mechanical			\$57,300
Total		\$936,500	\$215,200
Priority A		\$647,600	\$102,500
Priority B		\$288,900	\$66,000
Priority C			\$46,700
Total		\$936,500	\$215,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$29,800		\$12,800	
Interior Architecture	\$91,300	\$700		\$700
Electrical	\$55,800	\$1,200	\$20,700	\$1,200
Mechanical	\$600	\$1,700	\$14,500	\$2,200
Total	\$177,500	\$3,600	\$48,000	\$4,100
Priority A	\$29,800		\$12,800	
Priority B	\$72,700	\$2,900	\$35,200	\$3,400
Priority C	\$75,000	\$700		\$700
Total	\$177,500	\$3,600	\$48,000	\$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
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10
Asset # : 58

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$58,000	A
Metal Panel	10%			2031	* *	5-10	\$46,900	A
Metal Sect. OHD	5%			2034	* *	5	\$10,700	A
Windows								
Aluminum	100%	Now	\$403,100	2037	* *	5	\$6,800	A
Air Infiltration, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Window Next To Garage Door.								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Window By Garage Door.								
Explanation : Window Sill Lifted Up.								
Roof								
Roll Roofing	100%	Now	\$24,400	2017	\$244,500	5	\$44,500	A
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%								
Location : All.								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Soffit Areas.								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Various.								
Explanation : Soffits Are Broken Through With Water Running From Them.								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$33,300	LIFE	* *	5	\$46,700	C
Loose/Delam Surface, Extent : Light, Area Affected : 5%								
Location : Basement.								
Ponding, Extent : Moderate, Area Affected : 30%								
Location : Basement.								
Other Observation, Extent : Severe, Area Affected : 90%								
Location : Basement.								
Explanation : Severe Staining From Rusted Water.								
Ceramic Tile	5%			2030	* *	5	\$1,400	C
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Toilet Room.								
Vinyl Tile	20%	Now	\$16,700	2026	* *	3	\$2,100	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Locations.								
Worn/Eroded, Extent : Moderate, Area Affected : 60%								
Location : Throughout.								

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10
Asset # : 58

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$600	C	
Gypsum Board	10%			LIFE	**	5	\$900	C	
Plaster	15%			LIFE	**	5	\$700	C	
SGFT/Glazed Masonry	60%	0-2	\$21,500	LIFE	**			C	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Basement.									
SGFT/Glazed Masonry	5%	Now	\$3,600	LIFE	**			C	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Shop Wall At Corridor									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Shop Wall At Corridor									
Ceilings									
AcousTileSusp.Lay-In	8%			2034	**	5	\$2,300	B	
AcousTileSusp.Lay-In	2%	Now	\$3,900	2041	**	5	\$300	B	
Staining/Discoloring, Extent : Severe, Area Affected : 80%									
Location : Facilities/ Administrative Office.									
Exposed Concrete	10%	Now	\$11,200	LIFE	**	5	\$400	B	
Paint Peeling, Extent : Severe, Area Affected : 80%									
Location : Basement									
Plaster	80%			LIFE	**	5	\$14,200	B	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$1,600	2051	**	5		B
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1200 Amp.								
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$20,300	2051	**	5	\$300	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1200 Amp.								
Raceway								
Conduit	90%			2021	\$19,900	1		B
Conduit	10%			2031	**	1		B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10
Asset # : 58

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2029	* *	5	\$100	B
	Molded Case Bkrs	70%	2-4	\$12,100	2046	* *	5	\$200	B
On Extended Life, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
	Molded Case Bkrs	20%			2029	* *	5	\$100	B
Wiring									
	Braided Cloth	90%	2-4	\$13,900	2046	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	10%			2031	* *	1		B
Motor Controllers									
	Locally Mounted	50%	2-4	\$6,500	2041	* *	5		B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Locally Mounted	50%			2019	\$6,500	5	\$100	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	B
Lighting									
Interior Lighting									
	Fluorescent	78%			2016	\$33,700	10	\$13,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-12 Lamps									
	Fluorescent	20%			2021	\$8,700	10	\$3,500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-5 Lamps									
	Incandescent	2%			2016	\$900	2		B
Egress Lighting									
	Exit, Service	100%			2016	\$3,200	1		B
Exterior Lighting									
	HID	100%			2016	\$1,300	10	\$100	B
Alarm									
Fire/Smoke Detection									
	Generic	100%			2016	\$255,200	1-3	\$13,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building 12									
Explanation : Pull Station And Bell									

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

Heating

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

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10
Asset # : 58

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2031	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Steam Supplied From Adjacent Building								
Distribution								
Steam Piping/Pump	100%			2031	* *	4	\$1,400	B
Terminal Devices								
Convactor/Radiator	60%			2026	* *	1	\$3,700	B
Unit Heater-Stm/HW	40%			2021	\$57,300	4	\$700	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$28,600	2	\$100	B
Window/Wall Unit	30%			2016	\$13,700	1		B
No Component	60%							D
Heat Rejection								
Air Condenser Unit	10%			2021	\$1,800	2	\$1,300	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,100	B
No Component	90%							D
Exhaust Fans								
Interior	10%			2021	\$2,500	2	\$100	B
Wall Unit	40%			2021	\$13,400	2	\$200	B
No Component	50%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Water Heater								
Electric	100%			2020	\$3,400	4	\$100	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 200 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,600	4	\$1,300	B
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							B

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10

Asset # : 58

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	30%							D
	Generic	70%			2041	* *	1-2	\$3,700	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Address : 1920 SEMINOLE AVENUE & EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998
Area Sq Ft : 55,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$797,700	\$81,800
Interior Architecture	\$72,200	
Electrical	\$918,600	\$279,700
Mechanical	\$52,400	\$46,900
Total	\$1,840,900	\$408,400
Priority A	\$797,700	\$81,800
Priority B	\$971,000	\$326,600
Priority C	\$72,200	
Total	\$1,840,900	\$408,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$3,700		\$30,600	
Interior Architecture	\$76,500	\$2,700		\$5,800
Electrical	\$8,800	\$5,600	\$60,200	\$5,600
Mechanical	\$3,400	\$3,700	\$4,400	\$3,600
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$98,200	\$18,000	\$101,100	\$21,000
Priority A	\$3,700		\$30,600	
Priority B	\$22,200	\$15,200	\$70,500	\$15,100
Priority C	\$72,300	\$2,700		\$5,800
Total	\$98,200	\$18,000	\$101,100	\$21,000



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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
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	60%			LIFE	**	5	\$51,700	A	
Masonry: Brick	25%	Now	\$148,000	LIFE	**	5	\$21,500	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Bulkhead									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Various.									
Vegetation Growth, Extent : Light, Area Affected : 1%									
Location : Rear Elevation.									
Masonry: Brick	10%	Now	\$59,200	LIFE	**	5	\$8,600	A	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%									
Location : Various Spans.									
Window Wall	5%	Now	\$423,900	2051	**	5	\$8,100	A	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Corrosion/Rusting, Extent : Severe, Area Affected : 80%									
Location : Throughout.									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Windows									
Aluminum	90%	2-4	\$83,400	2046	**	5	\$800	A	
Air Infiltration, Extent : Severe, Area Affected : 60%									
Location : Various Windows.									
Corrosion/Rusting, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Under Construction	10%							D	

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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
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	75%	0-2	\$3,700	LIFE	* *	5	\$2,700	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations.								
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Just Under Coping.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Explanation : Mortar Is Pourous And Stained From Holding Moisture.								
Masonry: Limestone	25%	0-2	\$83,200	LIFE	* *	5	\$1,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout.								
Staining/Discoloring, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Throughout.								
Roof								
Modified Bitumen	75%			2026	* *	10	\$21,200	A
Skylight, Metal/Glass	5%			2041	* *	10	\$4,700	A
Traffic Topping	20%			2026	* *	10	\$9,400	A
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Above The Walk Out Roof On The 2nd Level.								
Explanation : Concrete Overhang Showed Spalling Concrete With Exposed Rebar.								

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
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	10%			2020	\$28,200	3	\$9,300	C	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Offices.								
Cast in Place Concrete	5%	Now	\$700	LIFE	**	5	\$5,100	C	
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations.								
	Explanation : Rust Staining.								
Ceramic Tile	5%	Now	\$21,200	2024	**	5	\$1,200	C	
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : All Toilet Rooms.								
Raised Access Floor	5%	Now	\$10,100	2030	**	5	\$4,400	C	
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%								
	Location : Various.								
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : Various.								
	Explanation : Worn/eroded.								
Slate	5%			LIFE	**	5	\$2,500	C	
Vinyl Tile	50%	Now	\$11,400	2026	**	3	\$8,800	C	
	Worn/Eroded, Extent : Moderate, Area Affected : 70%								
	Location : Throughout Building.								
Vinyl Tile	10%			2026	**	3	\$2,300	C	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Various Throughout.								
	Explanation : 9x9's.								
Under Construction	10%							D	
Interior Walls									
Ceramic Tile	5%			2030	**	5	\$5,500	C	
Masonry: Brick	5%			LIFE	**			C	
Plaster	70%	Now	\$72,200	LIFE	**	5	\$23,100	C	
	Paint Peeling, Extent : Moderate, Area Affected : 80%								
	Location : Throughout Building.								
	Staining/Discoloring, Extent : Moderate, Area Affected : 80%								
	Location : Throughout Building.								
	Water Penetration, Extent : Moderate, Area Affected : 80%								
	Location : Throughout Offices Adjacent To Windows.								
SGFT/Glazed Masonry	10%	Now	\$25,900	LIFE	**			C	
	Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations Throughout.								
Under Construction	10%							D	

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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
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2034	* *	5	\$4,700	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Varies Locations Have Small Sections Of Tile Missing.</i>								
Exposed Concrete	5%	Now	\$1,800	LIFE	* *	5	\$400	B
<i>Paint Peeling, Extent : Severe, Area Affected : 50% Location : Basement.</i>								
Plaster	75%			LIFE	* *	5	\$21,900	B
Under Construction	10%							D

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$29,400	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 2 (1200 Amp.)</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2021	\$91,500	5	\$1,200	B
Raceway								
Conduit	90%			2021	\$55,100	1		B
Conduit	10%			2031	* *	1		B
Panelboards								
Molded Case Bkrs	90%	0-2	\$62,400	2046	* *	5	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout</i>								
Molded Case Bkrs	10%			2029	* *	5	\$100	B
Wiring								
Braided Cloth	70%	2-4	\$43,600	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout</i>								
Thermoplastic	30%			2031	* *	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$84,800	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$14,000	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D

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

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

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

HEALTH AND HOSPITALS CORP. - 819

JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset # : 57

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	100%			2029	* *	5	\$5,800	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : 285 Gallons.								
Lighting								
Interior Lighting								
Fluorescent	30%			2021	\$48,300	10	\$8,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-8 Lamps								
Fluorescent	66%			2016	\$106,400	10	\$18,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Using T12 Lamps								
HID	2%			2016	\$2,700	10		B
Incandescent	2%			2016	\$3,200	2		B
Egress Lighting								
Emergency, Service	49%			2016	\$2,600	1		B
Emergency, Battery	1%			2021	\$100	10	\$100	B
Exit, Service	50%			2016	\$2,600	1		B
Exterior Lighting								
HID	10%			2016	\$1,900	10		B
Incandescent	90%			2016	\$21,000	2	\$100	B
Alarm								
Security System								
Generic	100%			2016	\$159,700	1	\$16,900	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fixed Cameras								
Fire/Smoke Detection								
Generic	100%			2016	\$546,600	1-3	\$27,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 1 4,000 Gallon Tank For #2 Fuel								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
HTHW/HW Exchanger	50%			2024	* *	2	\$1,000	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : Steam To Hot Water						
Steam Boiler	50%			2038	* *	1	\$15,500	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : 2 Boilers						
Distribution								
Hot Wtr Piping/Pump	80%			2043	* *	4	\$1,900	B
		Recent Replace Evident, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Steam Piping/Pump	20%			2047	* *	4	\$500	B
		Recent Replace Evident, Extent : Light, Area Affected : 100%						
		Location : Basement						
Terminal Devices								
Convactor/Radiator	100%			2038	* *	1	\$10,100	B
		Recent Replace Evident, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$46,900	2	\$200	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement Computer Area						
		Explanation : Split Units Serve This Area						
Window/Wall Unit	70%			2016	\$52,400	1		B
No Component	20%							D
Heat Rejection								
Remote Air Cond	10%			2026	* *	2	\$2,200	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$7,000	B
No Component	60%							D
Exhaust Fans								
Interior	40%			2021	\$16,100	2	\$400	B
No Component	60%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B

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

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

Asset # : 57

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2020	\$8,500	2	\$500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Indirect Fired Unit 200 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2029	* *	4	\$1,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							D
	Generic	20%			2041	* *	1-2	\$1,800	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : **KINGS COUNTY HOSPITAL CENTER BLDG E**
Address : **541 CLARKSON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.020 / 126** **Yr Built/Renovated** : **1948 / 2006**
Area Sq Ft : **286,300** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **15-Nov-2010** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,7,9**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$44,500	\$381,100
Interior Architecture	\$629,400	\$1,135,100
Electrical	\$166,500	\$363,000
Mechanical		\$1,691,400
Total	\$840,300	\$3,570,600
Priority A	\$44,500	\$381,100
Priority B	\$332,400	\$2,106,300
Priority C	\$463,400	\$1,083,200
Total	\$840,300	\$3,570,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$25,800	\$7,400		\$85,200
Interior Architecture		\$22,500	\$2,700	\$11,900
Electrical	\$66,700	\$43,100	\$40,700	\$41,300
Mechanical	\$59,600	\$77,900	\$46,900	\$99,000
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$187,700	\$186,400	\$125,800	\$272,900
Priority A	\$25,800	\$7,400		\$85,200
Priority B	\$161,900	\$156,500	\$123,100	\$175,800
Priority C		\$22,500	\$2,700	\$11,900
Total	\$187,700	\$186,400	\$125,800	\$272,900



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
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$82,800	A
Glass Block	5%			LIFE	**	5	\$10,400	A
Masonry: Brick	75%			LIFE	**	5	\$248,500	A
Metal Panel	3%			2032	**	5-10	\$68,300	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels								
Metal Panel	2%			2048	**	5-10	\$45,600	A
Panel/Paver: Limestone	5%			LIFE	**	5	\$12,400	A
Window Wall	5%			2048	**	5	\$62,100	A
Windows								
Aluminum	95%			2044	**	5	\$51,700	A
Metal Louvers	5%			2031	**	10	\$17,000	A
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$3,600	A
Metal Panel	20%			2042	**	5	\$5,000	A
Metal Rail	20%			2027	**	5-10	\$23,400	A
Stucco Cement	5%			2027	**	5	\$800	A
Roof								
Built-Up (BUR)	45%			2027	**	10	\$44,500	A
Modified Bitumen	25%			2027	**	10	\$24,700	A
Paver: Asphalt	5%			2025	**	10	\$7,400	A
Single Ply Membrane	10%			2030	**	10	\$9,900	A
Traffic Topping	15%			2027	**	10	\$24,700	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$29,700	C
Ceramic Tile	2%			2031	**	5	\$5,400	C
Terrazzo	25%			LIFE	**	5	\$53,000	C
Vinyl Tile	35%	Now	\$463,400	2022	\$926,800	3	\$35,600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile	33%			2030	**	3	\$33,600	C
Interior Walls								
Ceramic Tile	5%			2025	**	5	\$22,700	C
Glass: Single Pane	2%			LIFE	**	5	\$6,800	C
Gypsum Board	18%			LIFE	**	5	\$49,000	C
Gypsum Board	20%			LIFE	**	5	\$54,400	C
Metal Panel	5%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$34,000	C
SGFT/Glazed Masonry	25%			LIFE	**			C

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

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

Interior

Ceilings

AcousTileConcealSpLn	25%	Now	\$41,000	2027	* *	5	\$32,500	B
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

AcousTileSusp.Lay-In	50%			2035	* *	5	\$103,900	B
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Gypsum Board	5%			LIFE	* *	5	\$13,000	B
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Plaster	20%	Now	\$73,000	LIFE	* *	5	\$26,000	B
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2022	\$62,500	5	\$6,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 5000 Amps And Two 1600 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2035	* *	5	\$900	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 150 Kva, 480/208/120v

Switchgear / Switchboard

Fused Disc Sw	30%			2022	\$64,000	5	\$300	B
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Fused Disc Sw	20%			2042	* *	5	\$200	B
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Molded Case Bkrs	50%			2042	* *	5	\$3,100	B
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Raceway

Conduit	20%			2022	\$55,100	1		B
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Conduit	80%			2042	* *	1		B
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Panelboards

Fused Disc Sw	5%			2021	\$13,900	5	\$300	B
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Molded Case Bkrs	95%			2038	* *	5	\$5,900	B
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Wiring

Braided Cloth	10%	2-4	\$31,200	2047	* *	1		B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Insulation Aged

Thermoplastic	90%			2042	* *	1		B
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Motor Controllers

Locally Mounted	100%			2020	\$181,400	5	\$1,600	B
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$3,500	B
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Stand-by Power

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$72,300	B
Generators								
Diesel	100%			2031	* *	1	\$90,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 750 Kw</i>						
Batteries								
Lead/Acid	100%			2016	\$600	5	\$8,700	B
Fuel Storage								
Day Tank	50%			2038	* *	5	\$16,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 275 Gallons</i>						
Main Tank	50%			2050	* *	5	\$2,700	B
Lighting								
Interior Lighting								
Fluorescent	95%			2027	* *	10	\$158,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	5%			2027	* *	10	\$8,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-5 Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2027	* *	1		B
Exit, LED	50%			2037	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$700	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$1,000	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2027	* *	1	\$61,400	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$144,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	* *	5	\$10,800	B
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$13,400	B
Terminal Devices								
Air Handler	50%			2027	* *	1	\$56,200	B
Convactor/Radiator	50%			2027	* *	1	\$29,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2027	* *	1	\$42,100	B
Window/Wall Unit	50%			2020	\$217,600	1		B
Distribution								
Chilled Wtr Pipe/Pump	50%			2042	* *	4	\$6,700	B
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$112,400	B
Heat Rejection								
Water Cool Tower	100%			2023	\$607,600	2	\$182,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$50,600	B
No Component	50%							D
Exhaust Fans								
Interior	100%			2022	\$234,000	2	\$5,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2020	\$632,200	1		B
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$27,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$2,000	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2027	* *	1	\$11,200	B
Fixtures								
Generic	100%							B

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**HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E**

Asset # : 126

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Geared Traction	25%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 25%							
	Location : Elevator Machinery Room							
	Explanation : 1 Unit Not Rebuilt							
Gearless Traction	75%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Penthouse Level							
	Explanation : 3 Units Rebuilt With Direct Drive							
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$95,100	B
Sprinkler								
Generic	100%			2042	* *	1-2	\$50,900	B
Fire Pump								
Generic	100%			2031	* *	1	\$34,000	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : **KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**
Address : **604 WINTHROP STREET**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.040 / 128** **Yr Built/Renovated** : **1927 /**
Area Sq Ft : **51,300** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **19-Nov-2010** **Landmark Status** : **NONE**
Areas Surveyed : **Floors 1**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,818,000	\$257,700
Interior Architecture	\$363,000	
Electrical	\$521,800	\$255,200
Total	\$2,702,700	\$513,000
Priority A	\$1,818,000	\$257,700
Priority B	\$521,800	\$255,200
Priority C	\$363,000	
Total	\$2,702,700	\$513,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$89,900			
Interior Architecture	\$42,200			\$9,300
Electrical	\$1,300	\$1,300	\$1,900	\$21,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$149,200	\$17,100	\$17,600	\$46,600
Priority A	\$89,900			
Priority B	\$17,100	\$17,100	\$17,600	\$38,900
Priority C	\$42,200			\$7,800
Total	\$149,200	\$17,100	\$17,600	\$46,600



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
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$589,800	LIFE	* *	5	\$85,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Granite	3%			LIFE	* *	5	\$2,100	A
Masonry: Limestone	2%	Now	\$24,500	LIFE	* *	5	\$1,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$30,700	2027	* *	5	\$6,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Windows								
Aluminum	95%	0-2	\$1,059,500	2047	* *	5	\$10,800	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	5%	0-2	\$67,700	2047	* *	5	\$7,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	90%	Now	\$37,100	LIFE	* *	5	\$5,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%	Now	\$9,100	2042	* *	5	\$2,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	20%	0-2	\$25,600	2032	* *			A
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
	Vegetation Growth, Extent : Severe, Area Affected : 35%							
	Location : Lower Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 55%							
	Location : Lower Roof							
IRMA/Protected Membrane	78%			2022	\$172,000	10	\$18,100	A
Skylight, Metal/Glass	2%	0-2	\$63,800	2052	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Lower Roof							
	Deformed/Dented, Extent : Moderate, Area Affected : 35%							
	Location : Lower Roof							
Interior								
Floors								
Carpet	10%	Now	\$37,500	2024	* *	3	\$9,300	C
	Worn/Eroded, Extent : Moderate, Area Affected : 65%							
	Location : Penthouse							
	Wrinkling, Extent : Moderate, Area Affected : 15%							
	Location : Penthouse							
Terrazzo	30%			LIFE	* *	5	\$14,500	C
Vinyl Tile	60%			2017	\$363,000	3	\$18,600	C
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$4,300	C
Plaster	90%			LIFE	* *	5	\$19,400	C
Ceilings								
AcousTileSusp.Lay-In	5%			2027	* *	5	\$3,100	B
Exposed Concrete	20%			LIFE	* *	5	\$1,900	B
Plaster	75%			LIFE	* *	5	\$29,100	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$16,400	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Electrical Service No Ratings Available								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2022	\$91,500	5	\$1,100	B
Raceway								
Conduit	90%			2022	\$78,500	1		B
Conduit	10%			2032	* *	1		B

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Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2021	\$80,900	5	\$1,100	B
Wiring								
Braided Cloth	90%	2-4	\$82,500	2047	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	10%			2032	* *	1		B
Motor Controllers								
Locally Mounted	90%	2-4	\$40,000	2042	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life.</i>								
Locally Mounted	10%			2020	\$4,400	5		B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	1	\$13,000	B
Lighting								
Interior Lighting								
Fluorescent	95%			2017	\$363,200	10	\$36,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Incandescent	5%			2017	\$19,100	2		B
Egress Lighting								
Exit, Service	100%			2022	\$7,000	1		B
Exterior Lighting								
Not Accessible	100%							D
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Building Is Not Occupied</i>								

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

Asset # : 128

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Air Conditioning								
Energy Source								
Not Accessible	100%							D
Conversion Equipment								
Not Accessible	100%							D
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Heat Rejection								
Not Accessible	100%							D
Ventilation								
Distribution								
Not Accessible	100%							D
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Not Accessible	100%							D
Water Heater								
Not Accessible	100%							D
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Not Accessible	100%							D
Storm Drain Piping								
Not Accessible	100%							D
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Not Accessible	100%							D
Vertical Transport								
Elevators								
Not Accessible	100%							D
Fire Suppression								
Standpipe								
Not Accessible	100%							D
Sprinkler								
Not Accessible	100%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY

Asset # : 128

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Fire Pump									
	Not Accessible	100%							D

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Address : 560 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.030 / 127 **Yr Built/Renovated** : 1940 /
Area Sq Ft : 164,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Nov-2010 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,180,700	\$519,100
Interior Architecture	\$677,800	\$314,900
Electrical	\$1,311,500	\$525,400
Total	\$4,169,900	\$1,359,400
Priority A	\$2,180,700	\$519,100
Priority B	\$1,311,500	\$573,200
Priority C	\$677,800	\$267,100
Total	\$4,169,900	\$1,359,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$11,500	\$600	\$23,200	\$6,700
Interior Architecture	\$8,700	\$7,000	\$2,600	\$26,100
Electrical	\$4,200	\$4,800	\$5,800	\$7,900
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$45,100	\$33,100	\$52,300	\$61,400
Priority A	\$11,500	\$600	\$23,200	\$6,700
Priority B	\$24,900	\$25,500	\$26,500	\$46,000
Priority C	\$8,700	\$7,000	\$2,600	\$8,700
Total	\$45,100	\$33,100	\$52,300	\$61,400



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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$678,700	LIFE	* *	5	\$197,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : East Facade At Northeast Wing Above Upper Floor Windows								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Masonry: Brick	5%	Now	\$181,000	LIFE	* *	5	\$13,200	A
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : Bulkheads								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : Bulkheads								
Masonry: Limestone	5%	Now	\$169,100	LIFE	* *	5	\$9,900	A
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Spandrels, North And South Facades								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Spandrels, North And South Facades								
Metal: Cage/Fence	15%	Now	\$173,000	2035	* *	5	\$86,400	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout The North East And West Wings And South East And West Wings								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout The North East And West Wings And South East And West Wings								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout The North East And West Wings And South East And West Wings								
Windows								
Aluminum	20%			2030	* *	5	\$1,100	A
Metal/Detention Type	15%	0-2	\$214,100	2052	* *	5	\$1,600	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : 5th And 6th Floors								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout, 5th Floor								
Steel	65%			2021		5	\$46,400	A
Parapets								
Masonry: Brick	90%	Now	\$115,800	LIFE	* *	5	\$8,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location :								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$11,500	LIFE	* *	5	\$1,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	50%	0-2	\$203,300	2032	* *			A
Debris Present, Extent : Moderate, Area Affected : 15%								
Location : Lower Roof, Upper Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Lower Roof, Upper Roof								
Metal Panel	5%			2027	* *	10	\$6,700	A
Panel/Paver: Cer/Brk	45%	0-2	\$445,700	2052	* *			A
Debris Present, Extent : Moderate, Area Affected : 20%								
Location : 5th Floor, Terrace Roof								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : 5th Floor, Terrace Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : 5th Floor, Terrace Roof								
Interior								
Floors								
Carpet	10%			2018	\$84,100	3	\$20,900	C
Terrazzo	25%			LIFE	* *	5	\$27,200	C
Vinyl Tile	15%			2022	\$203,300	3	\$7,800	C
Vinyl Tile	50%			2017	\$677,800	3	\$34,800	C
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$12,300	C
Metal Panel	5%			LIFE	* *			C
Plaster	65%			LIFE	* *	5	\$63,800	C
SGFT/Glazed Masonry	25%			LIFE	* *			C
Ceilings								
AcousTile,Adhered	25%			2027	* *	5	\$34,800	B
Exposed Concrete	20%			LIFE	* *	5	\$4,300	B
Plaster	55%			LIFE	* *	5	\$47,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$33,300	5	\$3,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Electrical Service Rated @ 3000a								
Switchgear / Switchboard								
Air Circuit Breaker	20%			2022	\$21,300	5	\$100	B
Molded Case Bkrs	80%			2022	\$85,400	5	\$2,900	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	90%			2022	\$123,900	1		B
Conduit	10%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	90%			2021	\$104,000	5	\$3,200	B
Molded Case Bkrs	10%			2030	* *	5	\$400	B
Wiring								
Braided Cloth	70%	2-4	\$109,000	2047	* *	1		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged.								
Thermoplastic	30%			2032	* *	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$212,100	5	\$900	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	1	\$41,600	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	96%			2017	\$1,020,400	10	\$81,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T12 Lamps								
Incandescent	4%			2017	\$42,700	2	\$100	B
Egress Lighting								
Exit, Service	100%			2027	* *	1		B
Exterior Lighting								
HID	100%			2017	\$57,500	10	\$400	B
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

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

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Not Accessible	100%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : This Building Is Not Occupied								
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Air Conditioning								
Energy Source								
Not Accessible	100%							D
Conversion Equipment								
Not Accessible	100%							D
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Heat Rejection								
Not Accessible	100%							D
Ventilation								
Distribution								
Not Accessible	100%							D
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Not Accessible	100%							D
Water Heater								
Not Accessible	100%							D
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Not Accessible	100%							D
Storm Drain Piping								
Not Accessible	100%							D
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Not Accessible	100%							D

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC
Asset # : 127

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Not Accessible	100%							D
Fire Suppression								
Standpipe								
Not Accessible	100%							D
Sprinkler								
Not Accessible	100%							D
Fire Pump								
Not Accessible	100%							D

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Address : 648 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.190 / 299 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 62,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 17-Nov-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,p
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,415,300	\$141,400
Interior Architecture	\$570,900	\$42,500
Electrical	\$1,207,400	\$323,700
Mechanical	\$87,100	\$1,047,700
Total	\$3,280,700	\$1,555,300
Priority A	\$1,415,300	\$141,400
Priority B	\$1,414,000	\$1,413,900
Priority C	\$451,500	
Total	\$3,280,700	\$1,555,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$54,600			\$30,300
Interior Architecture	\$17,800	\$1,800		\$4,200
Electrical	\$13,400	\$8,500	\$7,700	\$59,700
Mechanical	\$13,900	\$2,600	\$3,800	\$8,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$103,700	\$16,800	\$15,500	\$106,800
Priority A	\$54,600			\$30,300
Priority B	\$31,300	\$15,000	\$15,500	\$72,200
Priority C	\$17,800	\$1,800		\$4,200
Total	\$103,700	\$16,800	\$15,500	\$106,800



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$525,300	LIFE	* *	5	\$50,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof At Vertical Piers Of Terrace								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Upper Roof At Vertical Brick Piers At Terrace								
Rusting Masonry Supt, Extent : Severe, Area Affected : 20%								
Location : Upper Roof At Vertical Piers Of Terrace								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Exit #5 In Basement								
Masonry: Limestone	5%	Now	\$34,400	LIFE	* *	5	\$2,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout Coping, Spandrels								
Windows								
Wood	100%	Now	\$580,200	2047	* *	5	\$90,400	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Insect/Bird Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$50,500	LIFE	* *	5	\$7,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$20,200	LIFE	* *	5	\$1,000	A
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Throughout Cornice And Coping								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Coping								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$161,100	2032	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof, West Side.</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lower Roof, West Side</i>								
Copper/Terne	25%			2037	**	10	\$30,300	A
Panel/Paver: Cer/Brk	15%	Now	\$98,100	2052	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,900	C
Terrazzo	40%			LIFE	**	5	\$21,200	C
Vinyl Tile	50%	0-2	\$331,300	2032	**	3	\$12,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2025	**	5	\$3,600	C
Plaster	90%	Now	\$120,200	LIFE	**	5	\$19,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 4th Floor, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 4th Floor, Corridors</i>								
Plywood/Hardboard	5%	Now	\$17,800	LIFE	**			C
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	Now	\$119,500	LIFE	**	5	\$42,500	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$16,400	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	90%	2-4	\$68,600	2052	* *	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%			2022	\$7,600	5	\$100	B
Raceway								
Conduit	100%			2022	\$69,900	1		B
Panelboards								
Fused Disc Sw	5%			2021	\$2,600	5	\$100	B
Fused Knife Sw	5%	2-4	\$2,600	2047	* *	5		B
<i>Pitted/Corroded Buswrk, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	40%			2030	* *	5	\$500	B
Molded Case Bkrs	50%			2021	\$26,000	5	\$700	B
Wiring								
Braided Cloth	80%	2-4	\$63,800	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2022	\$15,900	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$62,900	5	\$300	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$11,100	1	\$15,700	B
Generators								
Diesel	100%			2018	\$75,100	1	\$19,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 60 Kw</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$1,900	B
Fuel Storage								
Main Tank	100%			2025	* *	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 100 Gals</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	95%			2017	\$420,700	10	\$39,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	5%			2017	\$22,400	2	\$100	B
Egress Lighting								
Emergency, Service	40%			2017	\$3,100	1		B
Emergency, Battery	10%			2022	\$1,900	10	\$1,100	B
Exit, Service	50%			2017	\$3,900	1		B
Exterior Lighting								
HID	100%			2017	\$21,700	10	\$200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$89,800	1	\$9,500	B
Fire/Smoke Detection								
Generic	100%			2017	\$614,800	1-3	\$32,400	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2018	\$32,900	5	\$2,700	B
Distribution								
Steam Piping/Pump	100%			2022	\$141,800	4	\$3,400	B
Terminal Devices								
Convactor/Radiator	100%			2020	\$558,800	1	\$14,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Window/Wall Unit	80%			2017	\$87,100	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,500	B
No Component	90%							D

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Roof	10%			2022	\$7,300	2	\$100	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$7,900	2022	\$158,200	1		B
	Corroded, Extent : Moderate, Area Affected : 25%							
	Location : Water Main, And Basement							
HW Heat Exchanger								
Low Temp	100%			2022	\$16,400	4	\$6,800	B
	Corroded, Extent : Moderate, Area Affected : 30%							
	Location : Coil Connection							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2030	* *	1	\$2,800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Enclosure Near Sidewalk							
	Explanation : Located Outside Bldg							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-4							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2022	\$189,000	1-5	\$22,900	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Address : 444 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.090 / 108 **Yr Built/Renovated** : 1956 /
Area Sq Ft : 93,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Nov-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,p
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$3,373,200	\$97,400
Interior Architecture	\$683,900	
Electrical	\$1,166,400	\$497,900
Mechanical		\$769,900
Total	\$5,223,500	\$1,365,100
Priority A	\$3,373,200	\$97,400
Priority B	\$1,204,100	\$1,267,700
Priority C	\$646,300	
Total	\$5,223,500	\$1,365,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,200	\$3,500		
Interior Architecture	\$39,700			\$36,500
Electrical	\$16,000	\$13,000	\$16,000	\$34,900
Mechanical	\$18,000	\$23,900	\$14,000	\$32,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$102,700	\$50,300	\$39,900	\$114,000
Priority A	\$19,200	\$3,500		
Priority B	\$52,500	\$46,700	\$39,900	\$77,500
Priority C	\$31,000			\$36,500
Total	\$102,700	\$50,300	\$39,900	\$114,000



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$634,500	LIFE	* *	5	\$61,500	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 45%</i>							
	<i>Location : East Facade, Bulkheads, Corners</i>							
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Bulkheads</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Bulkheads</i>							
	<i>Spalling, Extent : Severe, Area Affected : 45%</i>							
	<i>Location : East Facade, Bulkheads, Corners, Areaway(s)</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</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : East Facade, Bulkheads, Corners, Areaway(s)</i>							
Granite Panels	35%	Now	\$592,900	LIFE	* *	5	\$35,900	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>							
	<i>Location : North Facade, South Facade</i>							
	<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 35%</i>							
	<i>Location : North Facade, South Facade</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Limestone	10%	Now	\$520,600	LIFE	* *	5	\$10,300	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : West Facade</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : West Facade</i>							
Slate Panels	5%	Now	\$42,200	LIFE	* *	5	\$5,100	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Window Wall	5%	Now	\$19,200	2042	* *	5	\$12,800	A
	<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Windows									
Aluminum	95%	Now	\$1,152,300	2047	* *	5	\$11,700	A	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Louvers	5%			2031	* *	10	\$7,700	A	
Parapets									
Masonry: Brick	70%	Now	\$165,200	LIFE	* *	5	\$8,100	A	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Spalling, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Granite Panels	20%	Now	\$62,500	LIFE	* *	5	\$2,500	A	
Cracking/Crumbling, Extent : Light, Area Affected : 25%									
Location : North Facade, South Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 100%									
Location : North Facade, South Facade									
Panel/Paver: Limestone	10%			LIFE	* *	5	\$1,300	A	
Roof									
Built-Up (BUR)	95%	Now	\$203,100	2032	* *			A	
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 5th Floor Corridor Near Elevator									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Panel	5%			2035	* *	10	\$3,500	A	
Interior									
Floors									
Quarry Tile	35%			2027	* *	5	\$57,900	C	
Terrazzo	10%			LIFE	* *	5	\$8,600	C	
Vinyl Tile	30%			2017	\$322,300	3	\$16,500	C	
Vinyl Tile	25%	Now	\$26,900	2027	* *	3	\$10,300	C	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	20%			LIFE	* *	5	\$15,700	C	
Masonry: Brick	10%			LIFE	* *			C	
SGFT/Glazed Masonry	70%	Now	\$324,000	LIFE	* *			C	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileConcealSpLn	20%	Now	\$8,700	2027	* *	5	\$13,800	B	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Corridor Near Elevator									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 5th Floor Corridor Near Elevator									
AcousTileSusp.Lay-In	45%	Now	\$33,900	2027	* *	5	\$24,800	B	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
AcousTileSusp.Lay-In	5%	Now	\$3,800	2035	* *	5	\$2,800	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement Corridor Near Elevator									
Exposed Concrete	30%			LIFE	* *	5	\$5,200	B	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2022	\$23,400	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 1600 Amps Main Disconnect Switch								
Fused Disc Sw	25%			2022	\$7,800	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Electrical Room								
Explanation : One 1600 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Air Circuit Breaker	90%			2022	\$123,500	5	\$400	B
Fused Disc Sw	10%			2022	\$13,700	5		B
Raceway								
Conduit	100%			2022	\$68,500	1		B
Panelboards								
Fused Disc Sw	5%			2021	\$4,600	5	\$100	B
Molded Case Bkrs	95%			2021	\$87,800	5	\$1,900	B
Wiring								
Braided Cloth	90%	2-4	\$73,600	2047	* *	1		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged.								
Thermoplastic	10%			2022	\$8,200	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$4,300	5	\$100	B
Motor Control Center	80%			2020	\$143,100	5	\$1,700	B

Ground

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$11,100	1	\$23,500	B
Generators								
Diesel	100%			2018	\$75,100	1	\$29,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 150 Kw</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,800	B
Fuel Storage								
Day Tank	50%			2021	\$3,100	5	\$6,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gals.</i>								
Main Tank	50%			2025	* *	5	\$1,100	B
Lighting								
Interior Lighting								
Fluorescent	95%			2017	\$109,400	10	\$64,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	5%			2017	\$5,800	2	\$100	B
Egress Lighting								
Exit, Service	50%			2022	\$6,200	1		B
Exit, Service	50%			2022	\$6,200	1		B
Exterior Lighting								
HID	100%			2017	\$15,500	10	\$200	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2030	* *	1	\$19,900	B
Fire/Smoke Detection								
Generic	100%			2017	\$919,200	1-3	\$48,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	* *	5	\$4,400	B
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$3,600	B
Terminal Devices								
Air Handler	40%			2022	\$185,200	1	\$18,200	B
Convactor/Radiator	40%			2027	* *	1	\$9,500	B
Fan Coil Unit/Heat	20%			2022	\$257,200	1	\$4,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2027	* *	1	\$13,700	B
Window/Wall Unit	60%			2020	\$105,900	1		B
Terminal Devices								
Direct Expansion	100%			2027	* *	1		B
Heat Rejection								
Water Cool Tower	100%			2023	\$221,500	2	\$74,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,100	B
Exhaust Fans								
Interior	10%			2022	\$7,700	2	\$200	B
Roof	90%			2027	* *	2	\$2,000	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$5,100	2027	* *	1		B
Broken, Extent : Moderate, Area Affected : 5% Location : House Pump								
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$11,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,600	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2022	\$10,600	4	\$2,000	B
Backflow Preventer								
Generic	100%			2027	* *	1	\$4,600	B
Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Enclosure Explanation : Located Outside Bldg.								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset # : 108

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$38,600	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Address : 410 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.080 / 107 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 300,109 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,7
Block : 4829 **Lot** : 1 **BIN** : 3327718

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$943,100
Interior Architecture		\$675,300
Electrical		\$237,900
Mechanical	\$32,200	\$159,700
Total	\$32,200	\$2,016,000
Priority A		\$943,100
Priority B	\$32,200	\$765,000
Priority C		\$307,800
Total	\$32,200	\$2,016,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$86,800			\$34,500
Electrical	\$43,900	\$39,300	\$71,000	\$46,400
Mechanical	\$80,300	\$135,200	\$125,800	\$133,400
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$266,300	\$229,800	\$252,000	\$269,500
Priority A				
Priority B	\$179,500	\$229,800	\$252,000	\$235,000
Priority C	\$86,800			\$34,500
Total	\$266,300	\$229,800	\$252,000	\$269,500



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$26,600	A
Pre-Cast Concrete	60%			LIFE	**	5	\$552,200	A
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : All Elevations Below Roof Level That Don't Incorporate The Linear Ribbed Panel.							
	Explanation : This Particular Panel System Incorporated A Uniform Finish.							
Pre-Cast Concrete	20%			LIFE	**	5	\$184,100	A
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Building Side Elevations.							
	Explanation : This Particular System Incorporated A Linear Ribbed Finish.							
Stucco Cement	15%			2038	**	5	\$106,200	A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels.							
	Explanation : With This Component We Are Referring To An Eifs.							
Windows								
Aluminum	100%			2043	**	5	\$22,900	A
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$6,400	A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Exterior Finish Is Eifs							
Metal Rail	35%			2038	**	5-10	\$59,300	A
Metal: Cage/Fence	5%			2038	**	5-10	\$3,600	A
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : 7th Floor							
	Explanation : 7th Floor Walk Out Roof Area Parapets.							
Roof								
IRMA/Protected Membrane	75%			2029	**	10	\$64,600	A
Plaza Roof: Stone Panels	20%			2047	**			A
Single Ply Membrane	5%			2029	**	10	\$4,300	A
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : 7th Floor Walk Out Roof.							
	Explanation : 7th Floor Walk Out Roof Areas Contained An Astro-turf Surface.							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$80,400	C
Ceramic Tile	5%			2034	**	5	\$18,400	C
Terrazzo	3%			LIFE	**	5	\$8,600	C
Traffic Topping	7%			2029	**	5	\$32,200	C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Bathrooms							
	Explanation : Epoxy Flooring With Abrasive Topping							
Vinyl Tile	75%			2029	**	3	\$137,800	C

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

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

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	10%			2034	**	5	\$54,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$21,700	C
Glass: Single Pane	5%			LIFE	**	5	\$20,300	C
Gypsum Board	35%			LIFE	**	5	\$113,700	C
Gypsum Board	35%			LIFE	**	5	\$113,700	C

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

Location : All Floors With The Exception Of The Basement And Penthouse.

*Explanation : 1/2 Of Almost Every Gypsum Board Wall Was Finished In Wall Covering
Below The Horizontal Impact Strip Protection.*

Ceilings

AcousTileSusp.Lay-In	75%			2038	**	5	\$275,600	B
Exposed Concrete	5%			LIFE	**	5	\$2,900	B

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

Location : Basement.

Explanation : Large Extent Of This Clg. Is Located In He Basement.

Gypsum Board	10%			LIFE	**	5	\$45,900	B
Metal Panel	10%			LIFE	**	5	\$45,900	B

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

Location : Penthouse Ceiling.

Explanation : Corrugated Decking Over Steel Framing.

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$1,100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2-4000 Amperes Main Service Switches.

Transformers

Dry Type	100%			2038	**	5	\$900	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 500 Kva And Two 225 Kva.

Switchgear / Switchboard

Fused Disc Sw	50%			2047	**	5	\$600	B
Molded Case Bkrs	50%			2047	**	5	\$3,300	B

Raceway

Conduit	100%			2047	**	1		B
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Panelboards

Fused Disc Sw	30%			2043	**	5	\$1,700	B
Molded Case Bkrs	70%			2043	**	5	\$4,600	B

Wiring

Thermoplastic	100%			2047	**	1		B
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	* *	5	\$800	B
	Variable Speed Drives, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Rooms							
Locally Mounted	50%			2038	* *	5	\$800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Meter Room							
	Explanation : Connected To Main Water Pipe.							
Stand-by Power								
Transfer Switches								
Automatic	90%			2038	* *	1	\$68,200	B
Manual	10%			2047	* *	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Near Winthrop Entrance							
	Explanation : Outside Of Building							
Generators								
Diesel	100%			2034	* *	1	\$95,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : 1750 Kw Genset.							
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$54,800	B
Fuel Storage								
Main Tank	100%			2056	* *	5	\$7,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Tank Maximum Capacity Is 10,000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	80%			2029	* *	10	\$180,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	19%			2029	* *	10	\$42,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor And Upper Floor Corridors							
	Explanation : Compact Fluorescent Lamps							
Fluorescent	1%			2021	\$14,900	10	\$2,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Elevators							
	Explanation : T-12 Lamps							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting Emergency, Battery	10%			2029	* *	10	\$5,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, Penthouse								
Explanation : Baterry Pack Emergency Lights Are Present In The Electrical And Mechanical Rooms Only								
Exit, Service	90%			2029	* *	1		B
Exterior Lighting Fluorescent	100%			2029	* *	10	\$22,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Compact Fluorescent Lamps								
Alarm								
Security System Generic	100%			2029	* *	1	\$91,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cctv-surveillance Camera And Intrusion Alarm System Are Both Functional.								
Fire/Smoke Detection Generic	100%			2029	* *	1-3	\$156,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fire Alarm System Is Functional								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Campus Steam	100%			2047	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : High Press Steam From Hospital Steam Plant. Duel Fuel With 36,000 Gallon Storage								
Conversion Equipment Heat Exchanger	40%			2034	* *	1	\$48,700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basment Mechanical Room								
Explanation : (2) Low Press Steam To Heating Hot Water Heat Exchangers For Reheat Coils And Terminal Units								
Pres. Reducing Valve/LP Steam	60%			2034	* *	5	\$8,800	B
Recent Installation, Extent : Light, Area Affected : 50%								
Location : Basement And Ph Mechanical Rooms, Lps To All Ahu's Heating Coil								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Hps, Press Reducing Station Takes 150 Psi To Mps 50 Psi To Lps 10 Psi								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	25%			2043	* *	4	\$4,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various							
	Explanation : Hw Piping To All Reheat Coils And Terminal Units (cab Htr, Unit Htr, Etc)							
	Vfd							
Steam Piping/Pump	75%			2047	* *	4	\$13,600	B
	Recent Installation, Extent : Light, Area Affected : 50%							
	Location : Basement And Pent House Mechanical Rooms For Htg Coils At All Ahu's							
Terminal Devices								
Air Handler	60%			2029	* *	1	\$91,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various Throughout The Buidling							
	Explanation : Reheat Coils Serving All Constant Volume System; 18 Units, Vfd							
Convactor/Radiator	20%			2038	* *	1	\$15,900	B
Unit Heater-Stm/HW	20%			2029	* *	4	\$4,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2034	* *	1	\$252,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : (3) Chillers, 500 Tons Each; R134a							
Int Pkg Unit - Cooling	5%			2025	* *	2	\$800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 7 Floors/2 Closets/floor							
	Explanation : Data Comm Closets Dx System 100% Back-up; (1) for Emerg Gen room							
Distribution								
Chilled Wtr Pipe/Pump	60%			2047	* *	4	\$10,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Vfd							
Ductwork/Diffusers	40%			LIFE	* *	2	\$127,800	B
Terminal Devices								
Direct Expansion	5%			2029	* *	1		B
Air Handler/Cool/Ht	95%			2029	* *	1	\$144,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement/penthouse Mechanical Roooms							
	Explanation : Constant Volume With Reheat; 18 Units							
Heat Rejection								
Evap Condenser	5%			2029	* *	2	\$8,600	B
Water Cool Tower	95%			2025	* *	2	\$234,800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Cooling Tower Vfd; 3 Condenser Pumps, 1 Back-up; Sand Filter							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$136,900	B
Exhaust Fans								
Interior	5%			2029	* *	2	\$400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Dedicated Ventilation For Refrigerant							
Roof	95%			2029	* *	2	\$7,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Duplex Booster Pumps With Clayton Valves							
Water Heater								
Gas Fired	100%			2020	\$66,700	2	\$3,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : (3) Heaters Are Not Fully Utilized; Could Use Hps Heat Exchanger As More Effic Option							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	50%			2029	* *	4	\$700	B
Submersible	50%			2016	\$3,200	4	\$700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : (1) For Basement Sanitary & Floor Drain							
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$1,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Dual Unit, Lead/lag							
Backflow Preventer								
Generic	50%			2029	* *	1	\$7,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Independent Sources Of Water For Fire Suppression							
Generic	50%			2029	* *	1	\$7,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Independent Sources Of Building Domestic Water							
Fixtures								
Generic	100%							B

Vertical Transport

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Vertical Transport										
Elevators										
	Geared Traction	100%			LIFE		* *		C	
Other Observation, Extent : Light, Area Affected : 100%										
Location : Throughout										
Explanation : 6 Serve 1 To 7										
1 Serves B To R										
1 Serves B To 6										
8 Total										
Fire Suppression										
Standpipe										
	Generic	100%			2041		* *	1-5	\$128,600	B
Sprinkler										
	Generic	100%			2041		* *	1-2	\$68,900	B
Fire Pump										
	Generic	100%			2030		* *	1	\$45,900	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : **KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**
Address : **689 NEW YORK AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.070 / 106** **Yr Built/Renovated** : **1936 /**
Area Sq Ft : **218,900** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **15-Nov-2010** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,7,5,11,p**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,682,500	\$275,400
Interior Architecture	\$579,900	\$151,200
Electrical	\$629,400	\$1,461,100
Mechanical	\$1,207,200	\$2,111,800
Total	\$4,099,000	\$3,999,500
Priority A	\$1,682,500	\$275,400
Priority B	\$1,836,600	\$3,669,000
Priority C	\$579,900	\$55,100
Total	\$4,099,000	\$3,999,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$99,700	\$2,500		
Interior Architecture	\$63,600	\$145,800		\$23,400
Electrical	\$27,900	\$33,100	\$34,000	\$71,300
Mechanical	\$21,400	\$15,400	\$27,000	\$44,300
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$256,000	\$240,200	\$104,400	\$182,400
Priority A	\$99,700	\$2,500		
Priority B	\$115,200	\$91,900	\$104,400	\$159,000
Priority C	\$41,100	\$145,800		\$23,400
Total	\$256,000	\$240,200	\$104,400	\$182,400



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
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$81,800	A
Masonry: Brick	13%	Now	\$457,000	LIFE	**	5	\$13,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Masonry: Granite	2%	Now	\$56,500	LIFE	**	5	\$1,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Retaining Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Retaining Wall								
Metal Panel	5%	Now	\$14,000	2032	**	5	\$9,600	A
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels								
Windows								
Aluminum	10%			2038	**	5	\$2,700	A
Bronze/Brass	3%			2030	**	5	\$5,000	A
Steel	5%	0-2	\$80,100	2047	**	5	\$8,400	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Penthouse, Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Penthouse, Stairs								
Wood	82%	Now	\$704,600	2047	**	5	\$109,800	A
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Parapets									
Masonry: Brick	60%	Now	\$89,600	LIFE	* *	5	\$6,600	A	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Spalling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Limestone	10%	Now	\$26,800	LIFE	* *	5	\$1,400	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
Metal Rail	30%	0-2	\$21,700	2027	* *	5	\$23,300	A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : 9th Floor Terraces								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : 9th Floor Terraces								
Roof									
Built-Up (BUR)	10%	0-2	\$32,800	2032	* *			A	
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Lower Roof								
	Debris Present, Extent : Moderate, Area Affected : 20%								
	Location : Lower Roof								
	Worn/Eroded, Extent : Moderate, Area Affected : 45%								
	Location : Lower Roof								
Clay Tile	48%	Now	\$169,300	2032	* *			A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Worn/Eroded, Extent : Moderate, Area Affected : 35%								
	Location : Penthouse								
Copper/Terne	2%	Now	\$900	2037	* *			A	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
	Location : Throughout								
IRMA/Protected Membrane	10%	Now	\$3,500	2022	\$70,500			A	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Traffic Topping	30%	Now	\$125,300	2032	* *			A	
	Blisters, Extent : Moderate, Area Affected : 45%								
	Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : 9th Floor Terraces								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 45%								
	Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	10%	Now	\$26,600	2015	\$133,200	3	\$33,000	C	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Cast in Place Concrete	5%			LIFE	**	5	\$24,100	C	
Ceramic Tile	3%			2025	**	5	\$6,600	C	
Quarry Tile	5%			2035	**	5	\$16,500	C	
Terrazzo	32%			LIFE	**	5	\$55,100	C	
Vinyl Tile	20%	Now	\$43,000	2027	**	3	\$16,500	C	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Throughout 12x12 Tiles									
Vinyl Tile	25%			2017	\$537,000	3	\$27,500	C	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : 9x9 Tiles									
Interior Walls									
Ceramic Tile	5%			2025	**	5	\$2,000	C	
Metal Panel	5%			LIFE	**			C	
Plaster	55%			LIFE	**	5	\$6,700	C	
Plaster	10%	Now	\$7,600	LIFE	**	5	\$1,200	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stair To Upper Roof									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Stair To Upper Roof									
SGFT/Glazed Masonry	20%			LIFE	**			C	
Wood	5%			LIFE	**	5	\$8,100	C	
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$22,500	2027	**	5	\$16,500	B	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Exposed Concrete	15%			LIFE	**	5	\$5,100	B	
Plaster	70%			LIFE	**	5	\$96,100	B	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$62,500	5	\$4,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2000 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2022	\$106,700	5	\$400	B
Molded Case Bkrs	50%			2022	\$106,700	5	\$2,400	B

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2022	\$275,400	1		B
Panelboards								
Molded Case Bkrs	90%			2021	\$249,500	5	\$4,300	B
Molded Case Bkrs	10%			2030	* *	5	\$500	B
Wiring								
Braided Cloth	70%	2-4	\$218,100	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2032	* *	1		B
Motor Controllers								
Locally Mounted	80%			2020	\$94,800	5	\$1,000	B
Locally Mounted	20%			2027	* *	5	\$200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$55,300	B
Generators								
Diesel	100%			2031	* *	1	\$69,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 150 Kw Kato Light Genset</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$6,600	B
Fuel Storage								
Day Tank	50%			2038	* *	5	\$13,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 150 Gals</i>								
Main Tank	50%			2050	* *	5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 7000 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2017	\$357,300	10	\$54,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	55%			2022	\$491,300	10	\$74,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	2%			2017	\$12,600	10	\$100	B
Incandescent	3%			2017	\$26,800	2	\$100	B

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

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

Lighting

Egress Lighting

Emergency, Battery	10%			2022	\$6,200	10	\$3,600	B
Exit, Service	40%			2022	\$10,000	1		B
Exit, Service	50%			2022	\$12,500	1		B

Alarm

Security System

No Component	20%							D
Generic	80%			2027	* *	1	\$53,600	B

Fire/Smoke Detection

Generic	100%			2027	* *	1-3	\$110,600	B
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Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Energy Source

Campus Steam	100%			2032	* *	1		B
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Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2025	* *	5	\$8,800	B
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Distribution

Steam Piping/Pump	100%			2032	* *	4	\$7,300	B
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Terminal Devices

Air Handler	20%			2017	\$185,200	1	\$18,200	B
Convactor/Radiator	80%			2020	\$1,297,400	1	\$38,100	B

Air Conditioning

Energy Source

Electricity	100%			2030	* *	1		B
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Conversion Equipment

Int Pkg Unit - Heating/Cooling	20%			2016	\$684,000	2	\$1,800	B
Window/Wall Unit	60%			2020	\$211,800	1		B
No Component	20%							D

Ventilation

Distribution

Ductwork/Diffusers	100%	Now	\$148,200	LIFE	* *	2-5	\$82,100	B
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*Not in Service, Extent : Severe, Area Affected : 100%
Location : Roof*

Exhaust Fans

Interior	100%			2017	\$189,800	2	\$4,500	B
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Plumbing

H/C Water Piping

Galv Iron/Steel	100%			2020	\$512,800	1		B
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HW Heat Exchanger

Low Temp	100%			2022	\$53,300	4	\$21,900	B
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Sanitary Piping

Cast Iron	100%			LIFE	* *	1		B
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Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)

Asset # : 106

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$10,600	4	\$1,300	B
	Sewage Ejector(s)								
	Electric	100%			2032	* *	4	\$1,300	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$9,100	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-11, B-11							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$77,100	B
	Sprinkler								
	No Component	70%							D
	Generic	30%			2042	* *	1-2	\$12,400	B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Address : 577 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 / 1990
Area Sq Ft : 72,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Nov-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$941,100	\$562,500
Interior Architecture	\$344,100	\$190,000
Electrical	\$192,700	\$1,895,400
Mechanical		\$582,600
Total	\$1,478,000	\$3,230,600
Priority A	\$941,100	\$562,500
Priority B	\$354,500	\$2,478,000
Priority C	\$182,400	\$190,000
Total	\$1,478,000	\$3,230,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$13,800	\$700		\$7,000
Interior Architecture	\$6,400			\$600
Electrical	\$8,600	\$8,900	\$11,100	\$67,000
Mechanical	\$14,500	\$16,900	\$6,800	\$16,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,200	\$30,500	\$21,800	\$94,800
Priority A	\$13,800	\$700		\$7,000
Priority B	\$28,800	\$29,800	\$21,800	\$87,200
Priority C	\$4,700			\$600
Total	\$47,200	\$30,500	\$21,800	\$94,800



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
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$7,100	A	
Masonry: Brick	80%	Now	\$415,500	LIFE	**	5	\$60,400	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Chimney Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Chimney, South Facade									
Metal Coiling Doors	5%			2027	**	5	\$11,800	A	
Windows									
Metal Louvers	5%			2025	**	10	\$700	A	
Steel	95%	Now	\$125,200	2047	**	5	\$13,100	A	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 55%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Parapets									
Concrete Masonry Unit	15%	Now	\$6,800	LIFE	**	5	\$5,000	A	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Brick	75%	Now	\$300,000	LIFE	**	5	\$22,000	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Masonry: Limestone	3%	Now	\$5,400	LIFE	**	5	\$1,100	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Metal Panel	2%			2042	**	5	\$2,300	A	
Metal Rail	5%	Now	\$1,600	2027	**	5	\$10,400	A	
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout									

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$100,400	2022	\$502,100			A
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : First Floor							
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$135,400	LIFE	**	5	\$190,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Terrazzo	5%			LIFE	**	5	\$3,800	C
Vinyl Tile	5%	Now	\$4,700	2017	\$47,000	3	\$1,800	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$6,200	C
Masonry: Brick	80%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$3,100	C
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,600	2027	**	5	\$2,400	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Exposed Concrete	85%	Now	\$161,700	LIFE	**	5	\$12,800	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : First Floor							
Exposed Struc: Steel	10%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$3,100	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 2000 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2022	\$532,500	5	\$1,600	B
Raceway								
Conduit	100%			2022	\$469,600	1		B

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2021	\$2,800	5	\$100	B
Molded Case Bkrs	75%			2021	\$41,600	5	\$1,200	B
Molded Case Bkrs	20%			2030	* *	5	\$300	B
Wiring								
Thermoplastic	80%			2022	\$65,400	1		B
Thermoplastic	20%			2032	* *	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$4,300	5	\$100	B
Motor Control Center	80%			2020	\$143,100	5	\$1,300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$11,100	1	\$18,300	B
Generators								
Diesel	100%			2018	\$75,100	1	\$22,900	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Two 570 Kw								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,200	B
Fuel Storage								
Day Tank								
	50%			2021	\$2,700	5	\$6,000	B
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Generator Room								
Explanation : Two 75 Gals. Each								
Main Tank	50%			2025	* *	5	\$1,000	B
Lighting								
Interior Lighting								
Fluorescent								
	15%			2022	\$63,900	10	\$8,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Explanation : Using T-12 Lamps								
Fluorescent	10%			2022	\$42,600	10	\$5,900	B
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Using T-8 Lamps								
HID	70%			2017	\$192,700	10	\$1,500	B
Incandescent	5%			2017	\$21,300	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2017	\$5,500	1		B
Exit, Service	50%			2017	\$5,500	1		B
Exterior Lighting								
HID	100%			2017	\$25,300	10	\$200	B

Lightning Protection

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	* *	5	\$1,500	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$104,400	1	\$11,100	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$357,300	1-3	\$18,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	* *	1		B
Other Observation, Extent : Light, Area Affected : 100% Location : Tank Farm Explanation : 225,000 Gal. #6								
Conversion Equipment								
Steam Boiler	100%			2027	* *	1	\$63,900	B
Other Observation, Extent : Light, Area Affected : 100% Location : Ground Floor Explanation : 5 High Pressure Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2042	* *	4	\$4,800	B
Terminal Devices								
Unit Heater-Stm/HW	100%			2022	\$485,700	4	\$8,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2023	\$96,900	2	\$400	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	100%			2027	* *	2	\$44,900	B
Ventilation								
Exhaust Fans								
Roof	100%			2027	* *	2	\$2,000	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$9,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2027	* *	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$4,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-1							
		Explanation : One Freight Unit							

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : **KINGS COUNTY HOSPITAL CENTER BUILDING S**
Address : **489 CLARKSON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.300 / 13893** **Yr Built/Renovated** : **2006 /**
Area Sq Ft : **267,394** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **16-Nov-2010** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5**
Block : **4829** **Lot** : **1** **BIN** : **3327713**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$156,800	\$863,600
Interior Architecture	\$139,200	\$382,600
Electrical		\$200,700
Mechanical		\$82,900
Total	\$295,900	\$1,529,800
Priority A	\$156,800	\$863,600
Priority B	\$139,200	\$463,600
Priority C		\$202,600
Total	\$295,900	\$1,529,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$18,300			
Interior Architecture		\$45,000	\$8,200	
Electrical	\$49,400	\$37,300	\$33,200	\$42,800
Mechanical	\$84,900	\$42,800	\$122,100	\$35,400
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$187,100	\$159,700	\$198,100	\$112,700
Priority A	\$18,300			
Priority B	\$168,900	\$114,600	\$189,900	\$112,700
Priority C		\$45,000	\$8,200	
Total	\$187,100	\$159,700	\$198,100	\$112,700



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

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

Exterior

Exterior Walls								
Metal Sect. OHD	2%			2039	**	5	\$11,200	A
Pre-Cast Concrete	85%			LIFE	**	5	\$494,300	A
Stucco Cement	5%			2039	**	5	\$22,400	A
Window Wall	8%			2048	**	5	\$53,700	A
Windows								
Aluminum	97%			2044	**	5		A
Metal Louvers	3%			2035	**	10		A
Parapets								
Metal Rail	95%			2039	**	5-10	\$399,100	A
Stucco Cement	5%			2039	**	5	\$3,000	A
Roof								
Built-Up (BUR)	100%			2030	**	10	\$127,000	A

Interior

Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$35,800	C
Ceramic Tile	5%			2035	**	5	\$16,400	C
Vinyl Tile	90%			2030	**	3	\$110,500	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$16,300	C
Concrete Masonry Unit	5%			LIFE	**	5	\$6,500	C
Glass: Single Pane	5%			LIFE	**	5	\$12,300	C
Gypsum Board	85%			LIFE	**	5	\$166,700	C
Ceilings								
AcousTileSusp.Lay-In	85%			2039	**	5	\$278,300	B
Exposed Concrete	5%			LIFE	**	5	\$2,600	B
Gypsum Board	10%			LIFE	**	5	\$40,900	B

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

Under 600 Volts

Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2039	**	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 300 Kva								
Switchgear / Switchboard								
Fused Disc Sw	50%			2048	**	5	\$500	B
Molded Case Bkrs	50%			2048	**	5	\$2,900	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Raceway								
	Conduit	100%			2048	**	1		B
	Panelboards								
	Fused Disc Sw	5%			2044	**	5	\$300	B
	Molded Case Bkrs	95%			2044	**	5	\$5,500	B
	Wiring								
	Thermoplastic	100%			2048	**	1		B
	Motor Controllers								
	Locally Mounted	10%			2039	**	5	\$100	B
	Motor Control Center	90%			2039	**	5	\$5,400	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,200	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$67,500	B
	Generators								
	Diesel	100%			2035	**	1	\$84,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 1000 Kw							
	Batteries								
	Lead/Acid	100%			2017	\$600	5	\$8,100	B
	Fuel Storage								
	Day Tank	50%			2044	**	5	\$20,300	B
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Generator Room							
		Explanation : One 60 Gallon Tank							
	Main Tank	50%			2057	**	5	\$3,200	B
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : One 3000 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2030	**	10	\$180,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	10%			2030	**	10	\$20,100	B
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Explanation : Using T-5 Lamps							
	Egress Lighting								
	Emergency, Service	50%			2030	**	1		B
	Exit, LED	50%			2037	**	1		B
	Exterior Lighting								
	HID	100%			2030	**	10	\$700	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2057	**	5	\$6,500	B
Alarm									
	Security System								
	No Component	30%							D
	Generic	70%			2030	**	1	\$57,300	B
	Fire/Smoke Detection								
	Generic	100%			2030	**	1-3	\$135,100	B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2048	**	1		B
	Conversion Equipment								
	Heat Exchanger	50%			2035	**	1	\$54,200	B
	Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$6,500	B
	Distribution								
	Hot Wtr Piping/Pump	50%			2044	**	4	\$5,400	B
	Steam Piping/Pump	50%			2048	**	4	\$5,400	B
	Terminal Devices								
	Air Handler	50%			2030	**	1	\$67,700	B
	Convactor/Radiator	50%			2039	**	1	\$35,400	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		B
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2030	**	1	\$101,500	B
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2048	**	4	\$10,800	B
	Heat Rejection								
	Air Condenser Unit	10%			2030	**	2	\$15,200	B
	Water Cool Tower	90%			2026	**	2	\$198,200	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$122,000	B
	Exhaust Fans								
	Interior	70%			2030	**	2	\$4,700	B
	Roof	30%			2030	**	2	\$2,000	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		B
	HW Heat Exchanger								
	Low Temp	100%			2048	**	4	\$21,700	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,000	B
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$13,500	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 7 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	* *	1-5	\$110,500	B
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$61,400	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : **KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**
Address : **599 KINGSTON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.270 / 4124** **Yr Built/Renovated** : **1992 /**
Area Sq Ft : **43,819** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **18-Nov-2010** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$449,900
Interior Architecture	\$99,700	\$40,500
Electrical		\$185,100
Mechanical	\$40,400	\$134,600
Total	\$140,100	\$810,100
Priority A		\$449,900
Priority B	\$40,400	\$319,700
Priority C	\$99,700	\$40,500
Total	\$140,100	\$810,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$20,700			
Interior Architecture	\$34,300	\$26,000		\$4,000
Electrical	\$5,400	\$9,600	\$5,400	\$6,900
Mechanical	\$8,400	\$4,500	\$9,800	\$3,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$76,700	\$47,900	\$23,200	\$22,000
Priority A	\$20,700			
Priority B	\$27,000	\$35,200	\$23,200	\$17,900
Priority C	\$29,000	\$12,700		\$4,000
Total	\$76,700	\$47,900	\$23,200	\$22,000



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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$36,100	A
Windows								
Aluminum	100%			2038	* *	5	\$300	A
Roof								
IRMA/Protected Membrane	100%	Now	\$20,700	2022	\$413,700			A
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Carpet	10%			2021	\$32,400	3	\$8,000	C
Cast in Place Concrete	25%			LIFE	* *	5	\$29,300	C
Quarry Tile	25%			2035	* *	5	\$20,100	C
Traffic Topping	5%			2027	* *	5	\$3,400	C
Vinyl Tile	35%	Now	\$36,600	2027	* *	3	\$7,000	C
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Interior Walls								
Ceramic Tile	10%	Now	\$29,000	2025	* *	5	\$4,800	C
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Equipment Wash Down Area								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Equipment Wash Down Area								
Concrete Masonry Unit	20%			LIFE	* *	5	\$7,700	C
Gypsum Board	70%	Now	\$63,100	LIFE	* *	5	\$40,500	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$5,200	2035	* *	5	\$8,300	B
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	50%			2035	* *	5	\$26,500	B
Exposed Struc: Steel	25%			LIFE	* *			B

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps, One 2500 Amps, And One 2000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2027	* *	5	\$100	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	* *	5	\$200	B
Raceway								
Conduit	100%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2030	* *	5	\$1,000	B
Wiring								
Thermoplastic	100%			2032	* *	1		B
Motor Controllers								
Locally Mounted	20%			2027	* *	5		B
Motor Control Center	80%			2027	* *	5	\$800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	1	\$11,100	B
Generators								
Diesel	100%			2025	* *	1	\$13,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 200 Kw</i>								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$1,300	B
Fuel Storage								
Day Tank	50%			2030	* *	5	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gerator Room</i>								
<i>Explanation : One 75 Gallons</i>								
Main Tank	50%			2037	* *	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 500 Gallons</i>								
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	2%			2022	\$3,700	10	\$700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Lobby And Stairway</i>							
	<i>Explanation : Using T-5 Lamps</i>							
Fluorescent	98%			2022	\$181,400	10	\$32,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2022	\$3,000	1		B
Exit, Service	50%			2022	\$3,000	1		B
Exterior Lighting								
HID	100%			2022	\$15,300	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5	\$1,100	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2027	* *	1	\$9,400	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$22,100	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	60%			2032	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Basement Steam Room</i>							
	<i>Explanation : Steam Supplied From Power House</i>							
Natural Gas	40%			2042	* *	1		B
Conversion Equipment								
Furnace	40%			2030	* *	1	\$7,100	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Top Units</i>							
Pres. Reducing Valve/LP Steam	60%			2031	* *	5	\$1,300	B
Distribution								
Hot Wtr Piping/Pump	50%			2038	* *	4	\$1,300	B
Steam Piping/Pump	10%			2032	* *	4	\$200	B
No Component	40%							D

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Terminal Devices									
Air Handler	50%			2027	**	1	\$11,100	B	
Convactor/Radiator	10%			2035	**	1	\$1,200	B	
No Component	40%							D	
Air Conditioning									
Energy Source									
Electricity	100%			2038	**	1		B	
Conversion Equipment									
Int Pkg Unit - Cooling	25%	Now	\$40,400	2020	\$134,600	2	\$400	B	
	Malfunctioning, Extent : Severe, Area Affected : 25%								
	Location : Penthouse								
Ext Pkg Unit - Cooling	75%			2027	**	2	\$1,700	B	
Heat Rejection									
Air Condenser Unit	50%			2030	**	2	\$12,500	B	
No Component	50%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,000	B	
Exhaust Fans									
Interior	50%			2022	\$23,100	2	\$600	B	
Roof	50%			2030	**	2	\$600	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2032	**	1		B	
HW Heat Exchanger									
Low Temp	100%			2042	**	4	\$5,300	B	
Sanitary Piping									
Cast Iron	100%			LIFE	**	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1		B	
Sump Pump(s)									
Rigid Piping	100%			2027	**	4	\$2,000	B	
Sewage Ejector(s)									
Electric	100%			2027	**	4	\$2,000	B	
Backflow Preventer									
Generic	100%			2027	**	1	\$2,200	B	
Fixtures									
Generic	100%							B	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	**			C	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-1								
	Explanation : 2 Units								
Fire Suppression									
Sprinkler									
Generic	100%			2042	**	1-2	\$10,100	B	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : **KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**
Address : **471 CLARKSON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.290 / 13439** **Yr Built/Renovated** : **2001 /**
Area Sq Ft : **245,228** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **16-Nov-2010** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,7,5**
Block : **4829** **Lot** : **1** **BIN** : **3327715**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$47,100	\$733,100
Interior Architecture	\$127,600	\$373,100
Electrical		\$182,200
Mechanical		\$49,700
Total	\$174,700	\$1,338,200
Priority A	\$47,100	\$733,100
Priority B	\$127,600	\$397,100
Priority C		\$208,000
Total	\$174,700	\$1,338,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$66,000		\$65,400
Interior Architecture		\$31,900	\$11,900	
Electrical	\$40,500	\$34,200	\$30,500	\$43,900
Mechanical	\$108,900	\$53,800	\$117,500	\$74,900
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Total	\$197,800	\$234,300	\$208,300	\$232,700
Priority A		\$66,000		\$65,400
Priority B	\$197,800	\$136,400	\$196,400	\$167,200
Priority C		\$31,900	\$11,900	
Total	\$197,800	\$234,300	\$208,300	\$232,700



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	5%			2042	**	5-10	\$79,600	A
Pre-Cast Concrete	80%			LIFE	**	5	\$601,700	A
Stucco Cement	10%			2035	**	5	\$57,900	A
Window Wall	5%			2042	**	5	\$43,400	A
Windows								
Aluminum	97%			2038	**	5	\$33,000	A
Metal Louvers	3%			2031	**	10	\$6,400	A
Parapets								
Metal Panel	5%			2042	**	5	\$3,800	A
Metal Rail	15%			2035	**	5-10	\$52,800	A
Pre-Cast Concrete	60%			LIFE	**	5	\$73,600	A
Stucco Cement	20%			2035	**	5	\$10,100	A
Roof								
IRMA/Protected Membrane	20%			2027	**	10	\$13,400	A
IRMA/Protected Membrane	10%			2027	**	10	\$6,700	A
	Paver Block Ballast, Extent : Light, Area Affected : 100% Location : Roof Over 7th Floor							
Single Ply Membrane	70%			2027	**	10	\$47,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$65,700	C
Ceramic Tile	3%			2031	**	5	\$9,000	C
Terrazzo	2%			LIFE	**	5	\$4,700	C
Vinyl Tile	85%			2027	**	3	\$95,700	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$14,800	C
Concrete Masonry Unit	10%			LIFE	**	5	\$11,900	C
Gypsum Board	80%			LIFE	**	5	\$142,300	C
Granite Panels	5%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	85%			2035	**	5	\$255,200	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$37,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	5	\$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amps, Two 3000 Amps & One 2000 Amps Main Disconnect Switch								

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Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Transformers									
	Dry Type	100%			2039	**	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 500 Kva And One 112.5 Kva									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2048	**	5	\$700	B
	Molded Case Bkrs	20%			2048	**	5	\$1,100	B
Raceway									
	Conduit	100%			2048	**	1		B
Panelboards									
	Fused Disc Sw	5%			2044	**	5	\$200	B
	Molded Case Bkrs	95%			2044	**	5	\$5,100	B
Wiring									
	Thermoplastic	100%			2048	**	1		B
Motor Controllers									
	Locally Mounted	20%			2039	**	5	\$300	B
	Motor Control Center	80%			2039	**	5	\$4,400	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,000	B
Stand-by Power									
Transfer Switches									
	Automatic	50%			2039	**	1	\$31,000	B
	Automatic	50%			2042	**	1	\$31,000	B
Generators									
	Diesel	50%			2035	**	1	\$38,900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : One 1250 Kw									
	Diesel	50%			2037	**	1	\$38,900	B
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Outside									
Explanation : One 2000 Kw									
Batteries									
	Lead/Acid	50%			2017	\$300	5	\$3,700	B
	Lead/Acid	50%			2017	\$300	5	\$3,700	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	25%			2044	* *	5	\$9,300	B
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Generator Room On Roof							
	Explanation : One 300 Gals							
Day Tank	25%			2047	* *	5	\$9,300	B
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Generator Room - Outside							
	Explanation : One 300 Gals							
Main Tank	50%			2057	* *	5	\$3,000	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Explanation : One 2000 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	94%			2030	* *	10	\$173,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2030	* *	10	\$9,200	B
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
HID	1%			2030	* *	10	\$100	B
Egress Lighting								
Emergency, Service	45%			2030	* *	1		B
Emergency, Battery	5%			2030	* *	10	\$2,400	B
Exit, LED	50%			2057	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10	\$600	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	* *	5	\$5,900	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2030	* *	1	\$52,600	B
Fire/Smoke Detection								
Generic	100%			2030	* *	1-3	\$123,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2042	* *	1		B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2031	**	1	\$49,700	B
Pres. Reducing Valve/LP Steam	50%			2031	**	5	\$6,000	B
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$7,400	B
Steam Piping/Pump	50%			2042	**	4	\$7,400	B
Terminal Devices								
Air Handler	50%			2027	**	1	\$62,100	B
Induction Unit	50%			2031	**	1	\$32,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	**	1	\$93,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bldg Z</i>								
<i>Explanation : Located In Power Plant</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2048	**	4	\$9,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$124,200	B
Heat Rejection								
Water Cool Tower	100%			2026	**	2	\$201,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,900	B
Exhaust Fans								
Interior	50%			2030	**	2	\$3,100	B
Roof	50%			2030	**	2	\$3,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$29,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2027	**	1	\$12,400	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B - 7, B - Penthouse							
		Explanation : 7 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$101,400	B
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$56,300	B
	Fire Pump								
	Generic	100%			2031	* *	1	\$37,500	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Address : 547 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.250 / 277 **Yr Built/Renovated** : 1959 /
Area Sq Ft : 139,970 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Nov-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$3,197,200	\$366,500
Interior Architecture	\$627,100	\$1,503,700
Electrical	\$973,000	\$1,121,800
Mechanical		\$578,100
Total	\$4,797,400	\$3,570,100
Priority A	\$3,197,200	\$366,500
Priority B	\$1,317,800	\$1,699,900
Priority C	\$282,300	\$1,503,700
Total	\$4,797,400	\$3,570,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$9,400		\$3,000	\$13,200
Electrical	\$4,600	\$5,000	\$6,200	\$86,700
Mechanical	\$39,100	\$12,200	\$25,100	\$56,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$61,000	\$25,100	\$42,200	\$164,300
Priority A				
Priority B	\$51,600	\$25,100	\$39,200	\$155,700
Priority C	\$9,400		\$3,000	\$8,600
Total	\$61,000	\$25,100	\$42,200	\$164,300



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 K0 - LAUNDRY

Asset # : 277

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$54,900	LIFE	* *	5	\$41,600	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Loading Dock							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : Loading Dock							
Masonry: Brick	70%	Now	\$400,200	LIFE	* *	5	\$116,400	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	* *	5	\$6,200	A
Metal/Glass Curt Wall	13%			LIFE	* *	5	\$40,500	A
Metal Coiling Doors	5%	Now	\$52,200	2027	* *	5	\$13,000	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Slate Panels	2%	Now	\$205,100	LIFE	* *	5	\$2,500	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Window Sills							
	Spalling, Extent : Severe, Area Affected : 50%							
	Location : Window Sills							
Windows								
Aluminum	97%	0-2	\$1,768,100	2047	* *	5	\$17,900	A
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Louvers	3%	Now	\$37,500	2037	* *			A
	Bent/Warped Elements, Extent : Severe, Area Affected : 50%							
	Location : South Facade							
	Deformed/Dented, Extent : Severe, Area Affected : 50%							
	Location : South Facade							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : South Facade							
	Explanation : Fire Damage							
Parapets								
Metal Rail	100%			2035	* *	5-10	\$427,600	A

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HEALTH AND HOSPITALS CORP. - 819

KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Asset # : 277

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

Exterior

Roof

Single Ply Membrane	100%	Now	\$419,700	2032	* *			A
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bird Droppings Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bird Droppings Throughout Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Lower Roof</i>								

Interior

Floors

Cast in Place Concrete	25%			LIFE	* *	5	\$100,700	C
Ceramic Tile	2%			2031	* *	5	\$3,700	C
Panel/Paver: Cer/Brk	35%			2038	* *	5	\$144,900	C
Terrazzo	5%			LIFE	* *	5	\$7,200	C
Traffic Topping	23%	0-2	\$233,700	2022	\$1,168,400	5	\$26,500	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2022	\$89,700	3	\$3,500	C
Wood	5%			2037	* *	5	\$17,300	C

Interior Walls

Concrete Masonry Unit	25%	Now	\$48,700	LIFE	* *	5	\$10,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$9,400	LIFE	* *	5	\$1,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	70%			LIFE	* *			C

Ceilings

AcousTile,Adhered	5%			2027	* *	5	\$9,200	B
Exposed Concrete	95%	Now	\$344,800	LIFE	* *	5	\$27,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor At Concrete Beam</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor At Concrete Beam</i>								

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2022	\$31,200	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six 1600 Amps Main Disconnect Switch</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2022	\$27,400	5	\$200	B
Molded Case Bkrs	70%			2022	\$64,000	5	\$2,100	B
Raceway								
Conduit	100%			2022	\$107,300	1		B
Panelboards								
Fused Disc Sw	5%			2021	\$4,600	5	\$100	B
Molded Case Bkrs	95%			2021	\$87,800	5	\$2,900	B
Wiring								
Braided Cloth	80%	2-4	\$99,400	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2022	\$24,900	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$28,900	5	\$200	B
Motor Control Center	80%			2020	\$130,500	5	\$2,500	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2017	\$716,400	10	\$108,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	4%			2017	\$29,900	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2017	\$26,100	10	\$14,900	B
Exit, Service	50%			2017	\$10,400	1		B
Exterior Lighting								
HID	100%			2017	\$48,900	10	\$400	B
Alarm								
Security System								
No Component	90%							D
Generic	10%			2022	\$40,400	1	\$4,300	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$691,700	1-3	\$35,400	B

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Asset # : 277

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Heating									
	Energy Source								
	Campus Steam	100%			2032	**	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Steam Room							
		Explanation : Steam Supplied From Power House							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2025	**	5	\$7,300	B
	Distribution								
	Steam Piping/Pump	100%	Now	\$20,000	2032	**	4	\$6,100	B
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
		Leak Evident, Extent : Severe, Area Affected : 2%							
		Location : Safety Valve, Basement Steam Room							
	Terminal Devices								
	Air Handler	60%			2022	\$464,000	1	\$45,700	B
	Convactor/Radiator	40%			2027	**	1	\$15,900	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	**	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2017	\$29,500	1		B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,600	B
	Exhaust Fans								
	Roof	100%			2022	\$114,100	2	\$3,800	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2032	**	1		B
	Galv Iron/Steel	70%	0-2	\$6,000	2027	**	1		B
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Water Main, Basement							
	HW Heat Exchanger								
	Low Temp	100%			2032	**	4	\$12,200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2022	\$10,600	4	\$2,000	B
	Sewage Ejector(s)								
	Electric	100%			2022	\$10,600	4	\$2,000	B
	Fixtures								
	Generic	100%							B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Asset # : 277

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
Fire Suppression									
Standpipe									
	Generic	100%			2032	* *	1-5	\$64,400	B
Sprinkler									
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$1,700	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Address : 449 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.010 / 125 **Yr Built/Renovated** : 1930 / 2011
Area Sq Ft : 598,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,10,p
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$4,149,000	\$1,251,700
Interior Architecture	\$1,261,500	\$1,355,000
Electrical	\$1,994,100	\$1,749,500
Mechanical	\$5,611,200	\$5,328,300
Total	\$13,015,800	\$9,684,500
Priority A	\$4,149,000	\$1,251,700
Priority B	\$7,648,200	\$7,319,500
Priority C	\$1,218,600	\$1,113,300
Total	\$13,015,800	\$9,684,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$54,100			\$72,400
Interior Architecture	\$48,800	\$66,300	\$15,600	\$15,600
Electrical	\$93,000	\$89,500	\$80,200	\$129,600
Mechanical	\$163,300	\$50,000	\$163,100	\$79,500
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$457,800	\$304,500	\$357,600	\$395,800
Priority A	\$54,100			\$72,400
Priority B	\$388,100	\$238,200	\$342,000	\$307,800
Priority C	\$15,600	\$66,300	\$15,600	\$15,600
Total	\$457,800	\$304,500	\$357,600	\$395,800



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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 MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$70,200	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Concrete Masonry Unit	3%			LIFE	* *	5	\$13,200	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Brick	75%	Now	\$904,300	LIFE	* *	5	\$526,200	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%								
Location : Throughout								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Penthouse At Wing B								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%	Now	\$225,300	LIFE	* *	5	\$26,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : Window Sills								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Metal Panel	10%	Now	\$48,000	2032	* *	5	\$131,500	A
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels								
Stucco Cement	3%	Now	\$67,800	2027	* *	5	\$26,300	A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : North Facade At Canopy Above Loading Dock								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Canopy Above Loading Dock								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Window Wall	2%			2042	* *	5	\$52,600	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								

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

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Windows								
Aluminum	50%			2038	* *	5	\$57,500	A
Steel	5%	0-2	\$343,700	2047	* *	5	\$35,900	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : East And West Facades Of Wing B								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : East And West Facades Of Wing B								
Wood	45%	Now	\$1,659,400	2047	* *	5	\$258,600	A
Deteriorated Finish, Extent : Moderate, Area Affected : 55%								
Location : North Facade, South Facade, Crossovers								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade, Crossovers								
Insect/Bird Damage, Extent : Moderate, Area Affected : 30%								
Location : North Facade, South Facade, Crossovers								
Split/Cracked, Extent : Moderate, Area Affected : 55%								
Location : North Facade, South Facade, Crossovers								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Copper/Terne	2%	Now	\$6,600	2042	* *	5	\$600	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : A, B, And C Towers								
Masonry: Brick	55%	Now	\$139,000	LIFE	* *	5	\$6,800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 55%								
Location : Throughout								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : East And West Facades Of A & C Wings								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	13%	Now	\$19,700	LIFE	* *	5	\$2,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout Copings, And Bands At Sections Of A, B, And C Towers								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Metal Rail	15%	0-2	\$40,900	2042	* *	5	\$13,100	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Lower And Upper Roofs								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Lower And Upper Roofs								
Metal: Cage/Fence	15%	0-2	\$27,900	2042	* *	5	\$6,000	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Lower And Upper Roofs								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof, Upper Roof, North Facade, South Facade								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior Roof								
Built-Up (BUR)	30%	Now	\$312,000	2032	* *			A
	<i>Blisters, Extent : Moderate, Area Affected : 35%</i> <i>Location : At Towers A, B, C And Lower Roofs</i> <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> <i>Location : Throughout</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : At Towers A, B, C And Lower Roofs</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i> <i>Location : At Towers A, B, C And Lower Roofs</i>							
Built-Up (BUR)	10%			2022	\$104,000	10	\$18,800	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> <i>Location : Throughout</i>							
Built-Up (BUR)	5%			2027	* *	10	\$9,400	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> <i>Location : Throughout</i>							
Clay Tile	20%	Now	\$149,300	2032	* *			A
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i> <i>Location : At Penthouse</i> <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Penthouses</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Penthouses</i>							
Copper/Terne	3%			2037	* *	10	\$14,100	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> <i>Location : Throughout</i>							
IRMA/Protected Membrane	12%			2027	* *	10	\$22,600	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> <i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	5%	Now	\$126,700	2052	* *			A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i> <i>Location : Upper Roof And Balconies</i> <i>Vegetation Growth, Extent : Severe, Area Affected : 35%</i> <i>Location : Upper Roof And Balconies</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Upper Roof And Balconies</i>							
Sloped Glazing	5%			LIFE	* *	5	\$125,400	A

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Traffic Topping	10%	Now	\$132,600	2032	**			A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 10th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 10th Floor Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$124,300	C
Ceramic Tile	3%			2031	**	5	\$17,000	C
Panel/Paver: Cer/Brk	5%			2030	**	5	\$63,900	C
Terrazzo	35%			LIFE	**	5	\$155,400	C
Vinyl Tile	10%			2027	**	3	\$21,300	C
Vinyl Tile	22%			2017	\$1,218,600	3	\$62,500	C
Vinyl Tile	5%			2030	**	3	\$10,700	C
Vinyl Tile	10%			2022	\$553,900	3	\$21,300	C
Interior Walls								
Ceramic Tile	5%			2025	**	5	\$47,400	C
Concrete Masonry Unit	10%			LIFE	**	5	\$37,900	C
Gypsum Board	20%			LIFE	**	5	\$113,800	C
Gypsum Board	5%			LIFE	**	5	\$28,400	C
Plaster	35%			LIFE	**	5	\$99,600	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	25%	Now	\$42,900	2027	**	5	\$67,900	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%	Now	\$22,300	2035	**	5	\$32,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2039	**	5	\$21,700	B
Exposed Concrete	7%			LIFE	**	5	\$4,800	B
Plaster	48%			LIFE	**	5	\$130,400	B

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2022	\$65,600	5	\$1,500	B
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Electrical Room								
Explanation : One 4000 Amps For Bldg. B And One 2000 Amps For Bldg. C								
Molded Case Bkrs	30%			2022	\$28,100	5	\$3,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2500 Amps Main Disconnect Switch For Bldg. A								
Transformers								
Dry Type	50%			2020	\$7,100	5	\$900	B
Dry Type	50%			2035	* *	5	\$900	B
Switchgear / Switchboard								
Fused Disc Sw	30%			2022	\$91,500	5	\$700	B
Molded Case Bkrs	70%			2022	\$213,400	5	\$9,100	B
Raceway								
Conduit	90%			2022	\$371,800	1		B
Conduit	10%			2042	* *	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$41,600	5	\$1,100	B
Molded Case Bkrs	80%			2021	\$332,600	5	\$10,400	B
Molded Case Bkrs	10%			2038	* *	5	\$1,300	B
Wiring								
Braided Cloth	70%	2-4	\$327,100	2047	* *	1		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged.								
Thermoplastic	20%			2032	* *	1		B
Thermoplastic	10%			2042	* *	1		B
Motor Controllers								
Locally Mounted	50%			2020	\$177,700	5	\$1,700	B
Locally Mounted	30%			2027	* *	5	\$1,000	B
Motor Control Center	20%			2020	\$455,300	5	\$2,700	B
Ground								
Grounding Devices								
Generic	100%	Now	\$900	LIFE	* *	5	\$7,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	30%			2027	* *	1	\$45,400	B
Automatic	70%			2039	* *	1	\$105,900	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset # : 125

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2035	* *	1	\$189,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 750 Kw							
Batteries								
Lead/Acid	100%			2017	\$600	5	\$18,200	B
Fuel Storage								
Day Tank	50%			2044	* *	5	\$35,200	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Generator Room							
	Explanation : One 250 Gals.							
Main Tank	50%			2025	* *	5	\$5,600	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Explanation : One 7000 Gals.							
Lighting								
Interior Lighting								
Fluorescent	55%			2017	\$1,267,100	10	\$191,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Usin T12 Lamps							
Fluorescent	35%			2027	* *	10	\$121,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T8 Lamps							
Fluorescent	5%			2027	* *	10	\$17,400	B
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Explanation : Using T5 Lamps							
HID	2%			2017	\$32,400	10	\$200	B
Incandescent	3%			2017	\$69,100	2	\$300	B
Egress Lighting								
Emergency, Service	45%			2027	* *	1		B
Emergency, Battery	5%			2027	* *	10	\$4,600	B
Exit, LED	40%			2050	* *	1		B
Exit, Service	10%			2022	\$6,400	1		B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2027	* *	1	\$128,300	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$302,500	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2022	\$146,000	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$22,600	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement</i>								
Distribution								
Hot Wtr Piping/Pump	5%			2038	* *	4	\$1,400	B
Steam Piping/Pump	95%			2042	* *	4	\$26,700	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%			2017	\$477,500	1	\$47,000	B
Convactor/Radiator	80%			2020	\$3,345,800	1	\$98,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2016	\$882,000	2	\$2,300	B
Reciprocating Compr/Chiller	10%			2017	\$150,300	1	\$17,600	B
Ext Pkg Unit - Heating/Cooling	20%	Now	\$584,000	2032	* *	2	\$3,700	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	60%			2020	\$546,200	1		B
Distribution								
Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$1,900	B
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	\$1,880,700	1	\$235,100	B
Heat Rejection								
Remote Air Cond	40%	Now	\$1,058,000	2032	* *	2	\$84,700	B
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Water Cool Tower	60%			2020	\$762,600	2	\$229,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$382,200	LIFE	* *	2-5	\$211,700	B
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fan Room</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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	30%	Now	\$29,400	2017	\$146,900	2	\$2,800	B
		Unit Inoperable, Extent : Severe, Area Affected : 20%							
		Location : Various Locations							
	Roof	70%			2022	\$246,500	2	\$8,200	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2027	* *	1		B
	HW Heat Exchanger								
	Low Temp	100%			2022	\$137,400	4	\$56,500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$10,600	4	\$1,300	B
	Sewage Ejector(s)								
	Electric	100%			2017	\$10,600	4	\$1,300	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$23,400	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 10 Units (9 Passenger, 1 Freight)							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$198,900	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2032	* *	1-2	\$10,700	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : **KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**
Address : **591 CLARKSON AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **HHC0009.260 / 4123** **Yr Built/Renovated** : **1992 / 2010**
Area Sq Ft : **48,358** **Project Type** : **HEALTH & HOSPITALS CORP.**
Date of Survey : **19-Nov-2010** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$127,400	\$94,100
Interior Architecture		\$68,800
Electrical		\$230,500
Mechanical		\$280,200
Total	\$127,400	\$673,600
Priority A	\$127,400	\$94,100
Priority B		\$510,700
Priority C		\$68,800
Total	\$127,400	\$673,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$6,400		
Interior Architecture	\$7,300	\$7,000		
Electrical	\$5,700	\$7,800	\$7,100	\$6,000
Mechanical	\$6,400	\$3,900	\$7,600	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$23,300	\$29,200	\$18,600	\$13,100
Priority A		\$6,400		
Priority B	\$23,300	\$15,700	\$18,600	\$13,100
Priority C		\$7,000		
Total	\$23,300	\$29,200	\$18,600	\$13,100



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING
Asset # : 4123

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

Exterior

Exterior Walls

Masonry: Brick

100% Now \$127,400 LIFE * * 5 \$37,000 A
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%
Location : Expansion Joints Throughout

Windows

Aluminum

100% 2038 * * 5 \$3,700 A

Parapets

Metal Rail

100% 2035 * * 5-10 \$10,600 A

Roof

Modified Bitumen

100% 2032 * * 10 \$57,100 A
Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : Throughout

Interior

Floors

Cast in Place Concrete

5% LIFE * * 5 \$6,500 C

Vinyl Tile

95% 2027 * * 3 \$21,100 C

Interior Walls

Concrete Masonry Unit

10% LIFE * * 5 \$5,100 C

Gypsum Board

90% LIFE * * 5 \$68,800 C

Ceilings

AcousTileSusp.Lay-In

90% Now \$7,300 2035 * * 5 \$26,600 B
Water Penetration, Extent : Moderate, Area Affected : 5%
Location : Room S-236

Exposed Struc: Steel

5% LIFE * * B

Gypsum Board

5% LIFE * * 5 \$3,700 B

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2042 * * 5 \$200 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 2500 Amps Main Disconnect Switch

Transformers

Dry Type

100% 2035 * * 5 \$100 B

Switchgear / Switchboard

Fused Disc Sw

100% 2042 * * 5 \$200 B

Raceway

Conduit

100% 2042 * * 1 B

Panelboards

Molded Case Bkrs

100% 2038 * * 5 \$1,100 B

Wiring

Thermoplastic

100% 2042 * * 1 B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING
Asset # : 4123

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$12,200	B
Generators								
Diesel	100%			2031	* *	1	\$15,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 53 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$1,500	B
Fuel Storage								
Main Tank	100%			2050	* *	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outdoor Generator Area</i>								
<i>Explanation : One 100 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2022	\$230,500	10	\$34,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	4%			2022	\$9,600	2		B
Egress Lighting								
Emergency, Service	50%			2027	* *	1		B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$1,200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2027	* *	1	\$7,400	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$24,400	B

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING
Asset # : 4123

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	60%			2032	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Steam Room</i>							
	<i>Explanation : Steam Supplied From Power House</i>							
Natural Gas	40%			2042	* *	1		B
Conversion Equipment								
Furnace	40%			2022	\$22,600	1	\$7,900	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Top Units</i>							
Pres. Reducing Valve/LP Steam	60%			2031	* *	5	\$1,400	B
Distribution								
Steam Piping/Pump	60%			2042	* *	4	\$1,800	B
No Component	40%							D
Terminal Devices								
Air Handler	55%			2027	* *	1	\$13,500	B
Fan Coil Unit/Heat	5%			2027	* *	1	\$600	B
No Component	40%							D
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2022	\$243,500	2	\$2,000	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Top Units</i>							
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,100	B
Exhaust Fans								
Roof	100%			2022	\$36,700	2	\$1,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$5,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING

Asset # : 4123

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$2,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Enclosure Near Sidewalk							
		Explanation : R P Z Located Outside							
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	* *	1-5	\$20,000	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Address : 594 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.280 / 4433 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 174,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 17-Nov-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,p.5
Block : 4829 **Lot** : 1 **BIN** : 3327678

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$65,700	\$95,100
Interior Architecture	\$102,800	\$2,265,200
Electrical	\$131,200	
Mechanical		\$514,300
Total	\$299,600	\$2,874,600
Priority A	\$65,700	\$95,100
Priority B	\$131,200	\$592,800
Priority C	\$102,800	\$2,186,700
Total	\$299,600	\$2,874,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				\$15,800
Interior Architecture	\$50,900	\$30,900		
Electrical	\$20,700	\$28,300	\$24,000	\$25,300
Mechanical	\$77,100	\$73,700	\$65,100	\$69,700
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$168,400	\$152,700	\$108,800	\$130,500
Priority A				\$15,800
Priority B	\$144,800	\$121,700	\$108,800	\$114,700
Priority C	\$23,600	\$30,900		
Total	\$168,400	\$152,700	\$108,800	\$130,500



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
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$95,100	A
Metal Panel	5%			2042	**	5-10	\$36,300	A
Pre-Cast Concrete	2%			LIFE	**	5	\$6,900	A
Window Wall	3%			2042	**	5	\$11,900	A
Windows								
Aluminum	100%			2038	**	5	\$44,200	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$7,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,400	A
Roof								
IRMA/Protected Membrane	100%			2027	**	10	\$65,700	A
Interior								
Floors								
Carpet	10%			2021	\$130,100	3	\$32,300	C
Cast in Place Concrete	10%			LIFE	**	5	\$47,100	C
Terrazzo	5%			LIFE	**	5	\$8,400	C
Vinyl Tile	75%			2027	**	3	\$60,500	C
Interior Walls								
Ceramic Tile	5%	Now	\$23,600	2031	**	5	\$7,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$18,800	C
Fabric on Framing	35%	Now	\$102,800	2023	\$2,055,100	5	\$27,400	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	45%			LIFE	**	5	\$84,500	C
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$27,400	2035	**	5	\$40,000	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,900	B
Gypsum Board	25%			LIFE	**	5	\$38,500	B

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

Under 600 Volts

Note : 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 SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2042	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 4000 Amps, One 3000 Amps, One 1600 Amps And One 1200 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2042	* *	5	\$600	B
Raceway									
	Conduit	100%			2042	* *	1		B
Panelboards									
	Molded Case Bkrs	100%			2038	* *	5	\$3,800	B
Wiring									
	Thermoplastic	100%			2042	* *	1		B
Motor Controllers									
	Locally Mounted	10%			2035	* *	5	\$100	B
	Motor Control Center	90%			2035	* *	5	\$3,500	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,100	B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	* *	1	\$44,200	B
Generators									
	Diesel	100%			2031	* *	1	\$55,400	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 750 Kw									
Batteries									
	Lead/Acid	100%			2016	\$600	5	\$5,300	B
Fuel Storage									
	Day Tank	50%			2038	* *	5	\$13,300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : One 150 Gals									
	Main Tank	50%			2050	* *	5	\$2,100	B
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Explanation : One 2500 Gals									

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	98%			2027	* *	10	\$128,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-8 Lamps							
Fluorescent	2%			2027	* *	10	\$2,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
Egress Lighting								
Emergency, Service	40%			2027	* *	1		B
Emergency, Battery	10%			2027	* *	10	\$3,500	B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$500	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$4,200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2027	* *	1	\$26,800	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$88,300	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Steam Room							
	Explanation : Steam Supplied From Power House							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$8,500	B
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Steam Room							
	Explanation : 3 Heat Exchangers For Radiators And Induct Coils							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$5,300	B
Steam Piping/Pump	50%	Now	\$29,100	2042	**	4	\$3,500	B
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Steam Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : B M S Control System</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Condensate Return Pump Is Under Sized</i>								
Terminal Devices								
Air Handler	50%			2027	**	1	\$44,300	B
Convactor/Radiator	40%			2035	**	1	\$18,500	B
Fan Coil Unit/Heat	10%			2027	**	1	\$4,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$154,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : M E R, Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$10,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$88,600	B
Heat Rejection								
Water Cool Tower	100%			2023	\$478,900	2	\$143,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,800	B
Exhaust Fans								
Interior	50%			2027	**	2	\$2,200	B
Roof	50%			2027	**	2	\$2,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2048	**	4	\$14,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$2,000	B

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$8,800	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : B-5							
		Explanation : 3 Units							
	Hydraulic	25%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : B-1							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	* *	1-5	\$72,200	B
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$40,100	B
	Fire Pump								
	Generic	100%			2035	* *	1	\$26,800	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : LINCOLN HOSPITAL GARAGE
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.030 / 280 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 303,425 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$662,800	\$514,900
Interior Architecture	\$1,111,800	\$760,300
Electrical		\$1,520,500
Mechanical		\$65,000
Total	\$1,774,600	\$2,860,800
Priority A	\$662,800	\$514,900
Priority B	\$354,800	\$1,636,200
Priority C	\$756,900	\$709,700
Total	\$1,774,600	\$2,860,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$27,400			
Interior Architecture	\$300			
Electrical	\$8,400	\$7,000	\$10,300	\$8,400
Mechanical	\$4,600	\$9,300	\$4,600	\$4,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$50,600	\$26,100	\$24,800	\$22,900
Priority A	\$27,400			
Priority B	\$22,900	\$26,100	\$24,800	\$22,900
Priority C	\$300			
Total	\$50,600	\$26,100	\$24,800	\$22,900



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 GARAGE
Asset # : 280

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

Exterior

Exterior Walls

Cast in Place Concrete	85%			LIFE	* *	5	\$360,100	A
Masonry: Brick	15%			LIFE	* *	5	\$12,700	A

Parapets

Cast in Place Concrete	90%			LIFE	* *	5	\$669,800	A
Masonry: Brick	10%			LIFE	* *	5-10	\$24,700	A

Roof

Cast in Place Concrete	95%			LIFE	* *	10	\$147,900	A
Modified Bitumen	3%			2028	* *	10	\$2,800	A
Single Ply Membrane	2%			2028	* *	10	\$1,900	A

Interior

Floors

Cast in Place Concrete	100%			LIFE	* *	5	\$1,419,300	C
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Interior Walls

Cast in Place Concrete	95%			LIFE	* *	10	\$47,300	C
Masonry: Brick	5%			LIFE	* *	10	\$300	C

Ceilings

Exposed Concrete	100%			LIFE	* *	5-10	\$405,500	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Raceway

Conduit	100%			2023	\$159,100	1		B
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Panelboards

Molded Case Bkrs	100%			2031	* *	5	\$6,600	B
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Wiring

Thermoplastic	100%			2033	* *	1		B
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Lighting

Interior Lighting

HID	100%			2023	\$156,800	10	\$8,100	B
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Egress Lighting

Exit, Service	100%			2023	\$42,100	1		B
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Exterior Lighting

HID	100%			2023	\$15,600	10	\$800	B
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Alarm

Security System

No Component	70%							D
Generic	30%			2023	\$262,800	1	\$27,900	B

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

Location : Hallways

Explanation : CCTV Surveillance System

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

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$899,700

1-3

\$47,400

D

B

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

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

Plumbing

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

B

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-5**Explanation : 2 Units*

Fire Suppression

Standpipe

Generic

100%

2033

* *

1-5

\$125,400

B

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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 : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : LINCOLN HOSPITAL MAIN HOSPITAL
Address : 234 EAST 149TH STREET @PARK-MORRIS AVES.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 1,034,360 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$3,980,900	\$1,025,200
Interior Architecture	\$2,984,700	\$2,325,800
Electrical	\$105,300	\$16,093,400
Mechanical	\$606,500	\$8,752,100
Total	\$7,677,400	\$28,196,500
Priority A	\$3,980,900	\$1,025,200
Priority B	\$1,222,900	\$25,968,600
Priority C	\$2,473,600	\$1,202,700
Total	\$7,677,400	\$28,196,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$16,000			
Interior Architecture	\$41,300	\$31,600	\$71,200	\$95,000
Electrical	\$176,400	\$115,900	\$141,100	\$136,800
Mechanical	\$251,500	\$180,100	\$239,800	\$204,600
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Total	\$665,700	\$508,000	\$632,600	\$616,700
Priority A	\$16,000			
Priority B	\$624,700	\$508,000	\$561,300	\$521,800
Priority C	\$25,000		\$71,200	\$95,000
Total	\$665,700	\$508,000	\$632,600	\$616,700



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
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	67%			LIFE	**	5	\$905,800	A	
Masonry: Brick	25%	Now	\$290,400	LIFE	**	5	\$169,000	A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Facade Section A									
Window Wall	5%			2043	**	5	\$126,700	A	
Window Wall	3%			2049	**	5	\$76,000	A	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : New Annex									
Windows									
Aluminum	100%			2039	**	5	\$126,500	A	
Parapets									
Masonry: Brick	85%			LIFE	**	5-10	\$295,400	A	
Metal Rail	10%			2036	**	5-10	\$91,800	A	
Pre-Cast Concrete	5%			LIFE	**	5	\$32,000	A	
Roof									
IRMA/Protected Membrane	80%	Now	\$2,745,900	2033	**			A	
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Over 10th Floor Section A									
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair 10a, Room 9d Various Locations On 10th Floor Section A									
Modified Bitumen	10%			2031	**	10	\$36,100	A	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : New Annex									
Roll Roofing	5%	Now	\$82,500	2025	**	5	\$15,000	A	
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Over 10th Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over 10th Floor									
Skylight, Metal/Glass	5%			2043	**	10	\$60,100	A	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2022	\$765,800	3	\$190,000	C
Cast in Place Concrete	10%			LIFE	* *	5	\$554,100	C
Ceramic Tile	5%	Now	\$71,700	2032	* *	5	\$31,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Film Labs Developing Pit</i>								
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$285,000	C
Vinyl Tile	60%	Now	\$740,900	2028	* *	3	\$285,000	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2031	* *	3	\$23,700	C
Interior Walls								
Ceramic Tile	10%			2032	* *	5	\$166,600	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$133,300	C
Fabric on Framing	20%			2024	* *	5	\$166,600	C
Gypsum Board	50%			LIFE	* *	5-10	\$1,416,300	C
Gypsum Board	5%			LIFE	* *	5-10	\$141,600	C
Masonry: Brick	5%			LIFE	* *	10	\$25,000	C
Ceilings								
AcousTileConcealSpLn	45%			2028	* *	5	\$709,900	B
AcousTileSusp.Lay-In	28%			2036	* *	5	\$353,400	B
AcousTileSusp.Lay-In	5%			2040	* *	5	\$63,100	B
Exposed Struc: Steel	7%			LIFE	* *	10	\$176,700	B
Gypsum Board	5%	Now	\$16,300	LIFE	* *	5	\$78,900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Section A, Stair A</i>								
Metal Panel	10%			LIFE	* *	5	\$315,500	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2023	\$166,600	5	\$4,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - Main Service Protectors Rated @ 5000 Amperes Each</i>								
Transformers								
Dry Type	100%			2021	\$14,200	5	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - 1000 Kva, 460/208/120 Volts</i>								

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$289,600	5	\$1,900	B
Molded Case Bkrs	50%			2023	\$289,600	5	\$11,200	B
Raceway								
Conduit	90%			2023	\$743,600	1		B
Conduit	10%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$2,000	B
Molded Case Bkrs	45%			2022	\$379,400	5	\$10,100	B
Molded Case Bkrs	45%			2031	* *	5	\$10,100	B
Wiring								
Thermoplastic	90%			2023	\$841,200	1		B
Thermoplastic	10%			2043	* *	1		B
Motor Controllers								
Locally Mounted	10%			2021	\$156,700	5	\$600	B
Motor Control Center	50%			2021	\$783,300	5	\$11,600	B
Motor Control Center	40%			2028	* *	5	\$9,200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$25,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	90%			2021	\$10,000	1	\$235,100	B
Automatic	10%			2040	* *	1	\$26,100	B
Generators								
Diesel	70%			2019	\$52,500	1	\$229,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1000 Kw Waukesha</i>								
Diesel	30%			2036	* *	1	\$98,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Caterpillar Genset Rated @ 2000 Kw</i>								
Batteries								
Lead/Acid	30%			2018	\$200	5	\$9,400	B
Nickel Cadmium	70%			2018	\$500	5	\$132,100	B

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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 Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2031	* *	5	\$78,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Capacity							
Underground Storage	50%			LIFE	* *	5	\$52,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 10,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	95%			2028	* *	10	\$737,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	4%			2028	* *	10	\$31,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors							
	Explanation : Compact Fluorescent Lighting Fixtures							
HID	1%			2018		\$36,100	10	\$300
Egress Lighting								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	100%			2023		\$361,300	10	\$2,700
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	* *	5	\$25,000	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023		\$896,000	1	\$95,000
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside Building							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
Generic	100%			2023		\$10,223,700	1-3	\$538,300
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors							

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steam Is Provided From Service Building							
Conversion Equipment								
Heat Exchanger	100%			2026	* *	1	\$419,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 3rd Floor Mechanical Room							
	Explanation : 14 Units							
Distribution								
Hot Wtr Piping/Pump	80%	2-4	\$396,700	2031	* *	4	\$33,400	B
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Steam Piping/Pump	20%			2033	* *	4	\$8,400	B
Terminal Devices								
Air Handler	50%			2023	\$2,661,200	1	\$262,000	B
Convactor/Radiator	20%			2028	* *	1	\$54,800	B
Induction Unit	30%			2026	* *	1	\$82,200	B
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$41,800	B
Terminal Devices								
Air Handler/Cool/Ht	70%			2023	\$2,935,000	1	\$366,800	B
Induction Unit	30%			2023	\$1,648,400	1	\$82,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$747,300	B
Exhaust Fans								
Interior	95%			2023	\$1,036,700	2	\$24,800	B
Roof	5%			2023	\$39,200	2	\$1,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$27,600	LIFE	* *	1		B
	Corroded, Extent : Severe, Area Affected : 2%							
	Location : Staircase A - 10th Floor							
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Electric	100%			2023	\$10,600	4	\$2,000	B
Backflow Preventer								
Not Accessible	100%							D

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (14) B-10 (2) B-11							
		Explanation : 16 Units							
	Escalators								
	Over 20' Rise	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor Up & Down							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043		* *	1-5	\$427,500 B
	Sprinkler								
	Generic	100%			2033		* *	1-2	\$237,500 B

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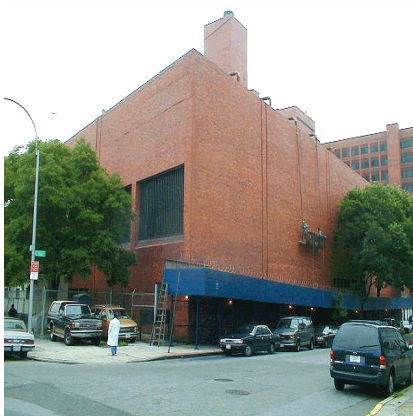
Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : LINCOLN HOSPITAL SERVICE BLDG
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.020 / 279 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 80,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$811,900	\$64,700
Interior Architecture		\$178,100	\$127,700
Electrical			\$1,605,000
Mechanical		\$219,200	\$978,700
Total		\$1,209,100	\$2,776,100
Priority A		\$811,900	\$64,700
Priority B		\$269,500	\$2,583,700
Priority C		\$127,700	\$127,700
Total		\$1,209,100	\$2,776,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$10,300		\$27,500	
Interior Architecture	\$59,400			\$400
Electrical	\$19,600	\$9,000	\$13,200	\$11,000
Mechanical	\$66,500	\$27,100	\$42,500	\$27,900
Total	\$155,700	\$36,100	\$83,200	\$39,200
Priority A	\$10,300		\$27,500	
Priority B	\$116,900	\$36,100	\$55,700	\$38,900
Priority C	\$28,600			\$400
Total	\$155,700	\$36,100	\$83,200	\$39,200



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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$129,300	A
Metal Coiling Doors	3%			2028	**	5	\$6,200	A
Windows								
Aluminum	50%			2039	**	5	\$600	A
Metal Louvers	50%			2032	**	10	\$3,400	A
Parapets								
Masonry: Brick	85%	Now	\$290,500	LIFE	**	5	\$21,300	A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Rail	10%			2036	**	5-10	\$45,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$15,700	A
Roof								
IRMA/Protected Membrane	95%	Now	\$456,700	2033	**			A
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Third Floor							
Roll Roofing	5%			2019	\$11,600	5	\$4,200	A
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$255,300	C
Vinyl Tile	5%			2023	\$29,900	3	\$1,500	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$7,000	C
Concrete Masonry Unit	95%			LIFE	**	5	\$42,500	C
Ceilings								
Exposed Concrete	75%			LIFE	**	5-10	\$57,600	B
Exposed Struc: Steel	25%			LIFE	**	10	\$30,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2023	\$16,400	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4- Main Service Disconnect Switches Rated @ 5000 Amperes Each								

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Transformers									
Dry Type		100%			2021	\$14,200	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 3 - 15 Kva , 480/208/120v									
Switchgear / Switchboard									
Fused Disc Sw		50%			2023	\$38,100	5	\$100	B
Fused Disc Sw		20%			2033	* *	5	\$100	B
Molded Case Bkrs		30%			2023	\$22,900	5	\$500	B
Raceway									
Conduit		90%			2023	\$62,900	1		B
Conduit		10%			2043	* *	1		B
Panelboards									
Fused Disc Sw		10%			2039	* *	5	\$200	B
Molded Case Bkrs		90%			2022	\$46,800	5	\$1,600	B
Wiring									
Thermoplastic		90%			2023	\$71,700	1		B
Thermoplastic		10%			2043	* *	1		B
Motor Controllers									
Locally Mounted		5%			2021	\$3,300	5		B
Locally Mounted		5%			2036	* *	5		B
Motor Control Center		45%			2028	* *	5	\$800	B
Motor Control Center		45%			2021	\$29,400	5	\$800	B
Ground									
Grounding Devices									
Not Accessible		100%							D
Other Observation, Extent : Light, Area Affected : 0%									
Location : Basement									
Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible; Covered With Insulation									
Stand-by Power									
Transfer Switches									
Automatic		75%			2021	\$8,300	1	\$15,200	B
Automatic		25%			2036	* *	1	\$5,100	B
Generators									
Diesel		70%			2019	\$52,500	1	\$17,700	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Two Waukesha 1000 Kw									
Diesel		30%			2026	* *	1	\$7,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Rated @ 1400kw									
Batteries									
Nickel Cadmium		100%			2016	\$600	5	\$14,600	B

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage Day Tank	50%			2031	* *	5	\$6,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 100 Gallons Capacity								
Underground Storage	50%			LIFE	* *	5	\$4,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underground								
Explanation : 10,000 Gallons Capacity								
Lighting								
Interior Lighting Fluorescent	97%			2023	\$385,300	10	\$58,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	2%			2018	\$5,600	10		B
Incandescent	1%			2018	\$4,000	2		B
Egress Lighting								
Emergency, Service	50%			2023	\$5,600	1		B
Exit, Service	50%			2023	\$5,600	1		B
Exterior Lighting								
HID	100%			2023	\$27,900	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$69,300	1	\$7,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic	100%			2023	\$790,700	1-3	\$41,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors And Horns								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		B

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%			2036	* *	1	\$64,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units To Service The Entire Hospital Complex. 2 Heat Exchangers Convert Steam / Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2039	* *	4	\$1,000	B
Steam Piping/Pump	80%			2033	* *	4	\$2,600	B
Terminal Devices								
Air Handler	60%	Now	\$24,700	2023	\$247,000	1	\$21,900	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd & 3rd Floor Mechanical Rooms</i>								
Fan Coil Unit/Heat	20%			2023	\$228,600	1	\$4,200	B
Unit Heater-Stm/HW	20%			2023	\$98,600	4	\$1,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2032	* *	1	\$70,900	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Refrigeration Plant</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Refrigeration Plant</i>								
<i>Explanation : 4 Units Service The Entire Hospital Complex</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$4,800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$324,300	1	\$40,500	B
Heat Rejection								
Water Cool Tower	100%	0-2	\$219,200	2028	* *	2	\$52,700	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,800	B
Exhaust Fans								
Interior	95%			2023	\$80,200	2	\$1,900	B
Roof	5%			2023	\$3,000	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2033	* *	1		B
Galv Iron/Steel	30%			2028	* *	1		B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
HW Heat Exchanger Low Temp	100%			2033	* *	4	\$6,500	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Explanation : Provide Hot Water To Entire Hospital Complex								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2028	* *	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2028	* *	4	\$1,300	B
Fixtures Generic	100%							B
Fire Suppression								
Standpipe Generic	100%			2033	* *	1-5	\$33,100	B
Fire Pump Generic	100%			2026	* *	1	\$12,300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Services The Entire Hospital Complex								

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Address : 1901 FIRST AVENUE @E. 99 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.020 / 749 **Yr Built/Renovated** : 1963 / 2004
Area Sq Ft : 166,746 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 07-Oct-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,14
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,884,300	\$669,800
Interior Architecture	\$236,000	\$588,800
Electrical	\$924,500	\$555,600
Mechanical	\$500,700	\$483,100
Total	\$3,545,500	\$2,297,400
Priority A	\$1,884,300	\$669,800
Priority B	\$1,467,100	\$1,217,400
Priority C	\$194,200	\$410,100
Total	\$3,545,500	\$2,297,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$13,500	\$15,200		
Interior Architecture	\$5,100	\$10,200	\$12,800	\$3,800
Electrical	\$6,000	\$52,000	\$4,200	\$6,200
Mechanical	\$41,400	\$15,300	\$57,300	\$15,300
Elevators/Escalators	\$41,500	\$41,500	\$41,500	\$41,500
Total	\$107,500	\$134,100	\$115,700	\$66,800
Priority A	\$13,500	\$15,200		
Priority B	\$88,800	\$108,700	\$103,000	\$63,000
Priority C	\$5,100	\$10,200	\$12,800	\$3,800
Total	\$107,500	\$134,100	\$115,700	\$66,800



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
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY
Asset # : 749

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$129,500	A
	Recent Repair Evident, Extent : Light, Area Affected : 40%							
	Location : Throughout							
Metal/Glass Curt Wall	15%			LIFE	* *	5	\$45,500	A
Window Wall	5%			2040	* *	5	\$30,300	A
Windows								
Aluminum	100%	4+	\$1,798,500	2045	* *	5	\$18,300	A
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Penthouse							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Weather Strip Missing, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$17,800	A
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Main Roof							
	Explanation : Recent Repair On Parapet Walls							
Metal Rail	20%			2033	* *	5-10	\$80,300	A
Roof								
IRMA/Protected Membrane	40%			2020	\$231,600	10	\$24,300	A
Modified Bitumen	10%	2-4	\$13,500	2025	* *			A
	Vegetation Growth, Extent : Moderate, Area Affected : 30%							
	Location : Main Roof							
Traffic Topping	50%	Now	\$85,800	2020	\$214,500			A
	Water Penetration, Extent : Severe, Area Affected : 60%							
	Location : Throughout Outdoor Tennis Courts							
Interior								
Floors								
Carpet	10%			2021	\$123,500	3	\$30,600	C
Cast in Place Concrete	10%			LIFE	* *	5	\$44,700	C
Ceramic Tile	5%			2029	* *	5	\$10,200	C
Granite Panels	5%			LIFE	* *	5	\$7,700	C
Vinyl Tile	50%			2025	* *	3	\$38,300	C
Vinyl Tile	15%	Now	\$89,600	2020	\$298,600	3	\$11,500	C
	Loose/Delam Surface, Extent : Severe, Area Affected : 40%							
	Location : 14th Floor							
Under Construction	5%							D

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

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

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

HEALTH AND HOSPITALS CORP. - 819

METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset # : 749

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

Interior

Interior Walls

Concrete Masonry Unit	15%			LIFE	* *	5	\$16,700	C
Plaster	70%			LIFE	* *	5	\$58,500	C
Plaster	10%	Now	\$104,600	LIFE	* *	5	\$8,400	C

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

Location : 14th Floor

Under Construction	5%							D
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Ceilings

AcousTileConcealSpLn	70%			2033	* *	5	\$178,700	B
AcousTileSusp.Lay-In	15%	Now	\$41,900	2025	* *	5	\$15,300	B

Water Penetration, Extent : Severe, Area Affected : 40%

Location : Throughout From Tennis Court Roof

Exposed Concrete	10%			LIFE	* *	5	\$3,200	B
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Under Construction	5%							D
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	* *	5	\$3,600	B
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Switchgear / Switchboard

Air Circuit Breaker	100%			2020	\$106,700	5	\$700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3000 Amp Air Circuit Breaker Main In The Switchboard

Raceway

Conduit	100%			2020	\$137,700	1		B
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Panelboards

Fused Disc Sw	5%			2019	\$5,800	5	\$200	B
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Molded Case Bkrs	95%			2019	\$109,700	5	\$3,400	B
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Wiring

Braided Cloth	80%			2028	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2040	* *	1		B
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Motor Controllers

Locally Mounted	95%			2018	\$201,500	5	\$900	B
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Locally Mounted	5%			2025	* *	5		B
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Ground

Grounding Devices

Metal Water Pipe	100%			2037	* *	5	\$4,000	B
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Stand-by Power

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset # : 749

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

Stand-by Power

Transfer Switches

Automatic

100%

2018

\$11,100

1

\$42,100

B

Lighting

Interior Lighting

Fluorescent

97%

2015

\$803,100

10

\$121,400

B

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

Location : Throughout

Explanation : T-12 Lamps

HID

1%

2015

\$5,800

10

B

Incandescent

2%

2015

\$16,600

2

\$100

B

Egress Lighting

Emergency, Service

50%

2015

\$11,600

1

B

Exit, Service

50%

2015

\$11,600

1

B

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

Heating

Energy Source

Campus Steam

100% Now

\$10,500

2030

* *

1

B

Corroded, Extent : Severe, Area Affected : 20%

Location : Steam Line In Tunnel From Asset 281

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

Location : First Avenue

Explanation : Temporary Boiler Set Up On Street

Conversion Equipment

Heat Exchanger

80%

2016

\$27,200

1

\$54,100

B

Pres. Reducing Valve/LP

20%

2023

\$19,800

5

\$1,600

B

Steam

Distribution

Hot Wtr Piping/Pump

80% Now

\$191,900

2028

* *

4

\$5,400

B

Corroded, Extent : Severe, Area Affected : 30%

Location : Basement Mechanical Room

Steam Piping/Pump

20% Now

\$44,400

2030

* *

4

\$1,300

B

Corroded, Extent : Severe, Area Affected : 30%

Location : Basement Mechanical Room

Terminal Devices

Air Handler

20% Now

\$51,500

2020

\$171,600

1

\$15,200

B

Corroded, Extent : Moderate, Area Affected : 30%

Location : Basement

Convactor/Radiator

80%

2025

* *

1

\$35,300

B

Air Conditioning

Energy Source

Electricity

100%

2028

* *

1

B

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HEALTH AND HOSPITALS CORP. - 819

METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset # : 749

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2020	\$108,000	1	\$12,700	B
	Window/Wall Unit	50%			2015	\$163,600	1		B
	No Component	30%							D
Distribution									
	Chilled Wtr Pipe/Pump	20%			2020	\$108,900	4	\$1,300	B
	No Component	80%							D
Terminal Devices									
	Air Handler/Cool/Ht	20%			2020	\$94,600	1	\$16,900	B
	No Component	80%							D
Heat Rejection									
	Evap Condenser	20%	Now	\$18,100	2030	* *	2	\$15,200	B
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Room							
		Obsolete Equipment, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Room							
	No Component	80%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$76,100	B
	Exhaust Fans								
	Roof	100%			2025	* *	2	\$4,200	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2030	* *	1		B
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$49,400	2050	* *	4	\$13,500	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : 14th Fl							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building							
		Explanation : 1 - 3,000 Gallon Tank Serving Upper Floors							
		1 - 500 Gallon Tand Serving Lower Floors							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%			2020	\$10,600	4	\$1,300	B
Backflow Preventer									
	Generic	100%			2025	* *	1	\$8,400	B
Fixtures									
	Generic	100%							B

Vertical Transport

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Asset # : 749

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		C
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-16									
Explanation : 3 Units									

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 : 07-Oct-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,8,9
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,808,500	\$1,432,800
Interior Architecture	\$3,296,000	\$9,451,400
Electrical	\$820,400	\$2,564,000
Mechanical	\$6,723,600	\$7,357,800
Total	\$12,648,500	\$20,806,000
Priority A	\$1,808,500	\$1,432,800
Priority B	\$7,935,900	\$10,669,600
Priority C	\$2,904,100	\$8,703,700
Total	\$12,648,500	\$20,806,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$25,300		
Interior Architecture	\$96,200		\$34,400	\$82,500
Electrical	\$73,200	\$62,500	\$58,900	\$51,100
Mechanical	\$199,200	\$347,200	\$262,100	\$347,200
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$581,800	\$648,200	\$568,600	\$694,000
Priority A		\$25,300		
Priority B	\$485,600	\$622,900	\$534,200	\$611,500
Priority C	\$96,200		\$34,400	\$82,500
Total	\$581,800	\$648,200	\$568,600	\$694,000



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.

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$44,500	LIFE	**	5	\$67,400	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Canopies At Receiving Courtyard								
Masonry: Brick	90%			LIFE	**	5	\$606,500	A
Recent Replace Evident, Extent : Light, Area Affected : 40%								
Location : Throughout Exterior Walls								
Masonry: Granite	3%			LIFE	**	5	\$15,200	A
Metal Panel	2%			2040	**	5-10	\$92,700	A
Window Wall	3%			2040	**	5	\$75,800	A
Windows								
Aluminum	80%			2036	**	5	\$227,300	A
Aluminum	15%	0-2	\$1,259,800	2036	**	5	\$21,300	A
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Throughout Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 60%								
Location : Throughout Basement								
Glass Block	3%			LIFE	**	5	\$5,300	A
Metal Louvers	2%			2029	**	10	\$35,500	A
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$27,100	A
Metal Rail	20%			2033	**	5-10	\$122,300	A

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

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

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

HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$121,900	2030	**			A
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Over Boiler Room							
	IRMA/Protected Membrane	10%	Now	\$21,000	2020	\$209,800			A
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Auditorium, Emergency And Administration Area							
	IRMA/Protected Membrane	10%	Now	\$209,800	2030	**			A
		Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
		Location : Over 10th, 15th, 16th Floors							
		Vegetation Growth, Extent : Moderate, Area Affected : 25%							
		Location : Over 10th, 15th, 16th Floors							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over 10th, 15th, 16th Floors							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Over 10th, 15th, 16th Floors							
	Modified Bitumen	60%			2028	**	10	\$132,200	A
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Single Ply Membrane	5%			2020	\$40,100	10	\$11,000	A
	Skylight, Plastic	3%			2033	**	1		A
	Traffic Topping	2%			2020	\$31,100	10	\$7,300	A
Interior									
Floors									
	Carpet	5%			2019	\$332,400	3	\$82,500	C
	Cast in Place Concrete	5%			LIFE	**	5	\$120,300	C
	Ceramic Tile	5%			2029	**	5	\$55,000	C
	Quarry Tile	5%			2033	**	5	\$82,500	C
	Sheet Vinyl/Rubber	10%			2015	\$1,749,500	5	\$164,900	C
	Terrazzo	5%			LIFE	**	5	\$43,000	C
	Vinyl Tile	50%			2020	\$5,360,600	3	\$274,900	C
	Vinyl Tile	5%			2028	**	3	\$20,600	C
		Recent Replace Evident, Extent : Moderate, Area Affected : 100%							
		Location : 4a And 4c Units							
	Vinyl Tile	10%	0-2	\$1,072,100	2030	**	3	\$41,200	C
		Recent Installation, Extent : Light, Area Affected : 10%							
		Location : Vinyl Tiles Replaced With Epoxy Layer At Basement Corridor							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2023	\$2,535,300	5	\$84,100	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$67,300	C
Fiberglass Panel	2%			LIFE	* *			C
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : 3rd And 4th Floor Hallways								
Explanation : Corian Sheets Installed								
Gypsum Board	5%			LIFE	* *	5	\$50,500	C
Gypsum Board	5%			LIFE	* *	5	\$50,500	C
Granite Panels	5%			LIFE	* *			C
Marble Panels	3%			LIFE	* *			C
Plaster	45%			LIFE	* *	5	\$227,200	C
SGFT/Glazed Masonry	20%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn	50%			2025	* *	5	\$687,300	B
AcousTileSusp.Lay-In	28%			2033	* *	5	\$307,900	B
Exposed Concrete	10%			LIFE	* *	5	\$17,200	B
Metal Panel	5%			LIFE	* *	5	\$68,700	B
Metal Panel	2%			LIFE	* *	5	\$27,500	B
Plaster	5%	Now	\$48,300	LIFE	* *	5	\$34,400	B
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Rm 15 A 19								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2020	\$78,100	5	\$1,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 3000 Amps Each								
Air Circuit Breaker	50%	2-4	\$78,100	2050	* *	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Second Building Service								
Explanation : Second Building Service. 4000a.								
Transformers								
Dry Type	50%			2025	* *	5	\$1,400	B
Dry Type	50%			2033	* *	5	\$1,400	B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	\$19,500	B
Raceway								
Busway	5%			2033	* *	1		B
Conduit	85%			2020	\$585,200	1		B
Conduit	10%			2040	* *	1		B

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	80%			2019	\$554,400	5	\$15,600	B
Molded Case Bkrs	10%			2028	* *	5	\$2,000	B
Molded Case Bkrs	10%			2036	* *	5	\$2,000	B
Wiring								
Braided Cloth	70%			2028	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Busway	10%			2018	\$77,900	1		B
Thermoplastic	10%			2030	* *	1		B
Thermoplastic	10%			2040	* *	1		B
Motor Controllers								
Locally Mounted	90%			2018	\$1,174,900	5	\$4,500	B
Locally Mounted	10%			2033	* *	5	\$500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2018	\$7,600	5	\$21,700	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2025	* *	1	\$113,400	B
Automatic	50%			2025	* *	1	\$113,400	B
Generators								
Diesel	100%			2016	\$75,100	1	\$284,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 600kw</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$27,200	B
Fuel Storage								
Day Tank	10%			2036	* *	5	\$13,600	B
Main Tank	90%			2023	\$93,500	5	\$19,500	B
Lighting								
Interior Lighting								
Fluorescent	20%			2025	* *	10	\$134,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 And Compact</i>								
Fluorescent	49%			2025	* *	10	\$330,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2025	* *	10	\$202,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2028	* *	10	\$200	B

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

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

Lighting

Egress Lighting									
Emergency, Service	45%			2025		* *	1		B
Exit, LED	15%			2055		* *	1		B
Exit, Service	40%			2025		* *	1		B

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

Heating

Energy Source									
Fuel Oil No 6	100%	0-2	\$2,111,000	2050		* *	5	\$113,800	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Oil Tanks, East Side Underground</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Fuel Oil Tanks, East Side Underground</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Underground Tanks</i>									
<i>Explanation : 4 - 35,000 Gallon Tanks</i>									
<i>2 - 50,000 Gallon Tanks</i>									

Conversion Equipment									
Steam Boiler	100%	0-2	\$4,172,100	2040		* *	1	\$655,700	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Distribution									
Steam Piping/Pump	100%			2030		* *	4	\$54,400	B

Terminal Devices									
Air Handler	20%			2020		\$924,200	1	\$91,000	B
Convactor/Radiator	80%			2033		* *	1	\$190,200	B

Air Conditioning

Energy Source									
Electricity	100%			2036		* *	1		B

Conversion Equipment									
Centrifugal, Elec Chiller	75%			2029		* *	1	\$596,900	B
Window/Wall Unit	25%			2015		\$440,500	1		B

Distribution									
Chilled Wtr Pipe/Pump	75%			2030		* *	4	\$40,800	B
No Component	25%								D

Terminal Devices									
Air Handler/Cool/Ht	75%			2020		\$2,730,200	1	\$341,200	B
No Component	25%								D

Heat Rejection									
Water Cool Tower	100%			2021		\$2,460,100	2	\$739,500	B

Ventilation

Distribution									
Ductwork/Diffusers	100%			LIFE		* *	2-5	\$409,800	B

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	100%			2020	\$947,500	2	\$22,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2030	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2050	* *	4	\$109,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Conventional Heat Exchangers Replaced By Instantaneous Type</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,600	4	\$1,300	B
Sewage Ejector(s)								
Compressed Air	70%			2020	\$19,000	4	\$900	B
Electric	30%			2020	\$3,200	4	\$400	B
Backflow Preventer								
Generic	100%			2025	* *	1	\$45,400	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 9 Units In Main Building, B-16; 3 Units In O. P. D Building, B-9</i>								
<i>Explanation : 12 Units</i>								

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

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 : 07-Oct-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,8,11,14
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,679,700	\$520,200
Interior Architecture	\$486,400	\$2,125,900
Electrical	\$228,100	\$1,124,000
Mechanical	\$219,500	\$1,419,300
Total	\$2,613,700	\$5,189,500
Priority A	\$1,679,700	\$520,200
Priority B	\$447,600	\$2,759,800
Priority C	\$486,400	\$1,909,400
Total	\$2,613,700	\$5,189,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$7,800		
Interior Architecture	\$6,400		\$12,700	
Electrical	\$31,300	\$37,900	\$12,100	\$11,800
Mechanical	\$56,800	\$78,600	\$60,500	\$78,600
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$189,200	\$219,000	\$180,100	\$185,200
Priority A		\$7,800		
Priority B	\$182,800	\$211,200	\$167,300	\$185,200
Priority C	\$6,400		\$12,700	
Total	\$189,200	\$219,000	\$180,100	\$185,200



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	**	5	\$209,700	A	
	Recent Repair Evident, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Granite Panels	5%			LIFE	**	5	\$8,700	A	
Marble Panels	5%			LIFE	**	5	\$8,700	A	
Windows									
Aluminum	100%	Now	\$1,588,400	2045	**	5	\$16,100	A	
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$15,000	A	
Masonry: Brick	65%			LIFE	**	5	\$12,600	A	
Metal Rail	25%			2033	**	5-10	\$87,400	A	
Roof									
IRMA/Protected Membrane	30%			2020		10	\$15,500	A	
Modified Bitumen	15%			2025	**	10	\$7,800	A	
Traffic Topping	25%	Now	\$91,300	2030	**			A	
	Blisters, Extent : Moderate, Area Affected : 15%								
	Location : Over 13th And 14th Floors.								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Over 13th And 14th Floors.								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Over 13th And 14th Floors.								
Traffic Topping	30%			2020		10	\$25,900	A	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$55,700	C	
Ceramic Tile	5%			2029	**	5	\$12,700	C	
Quarry Tile	5%			2033	**	5	\$19,100	C	
Sheet Vinyl/Rubber	30%	Now	\$486,400	2020	\$1,215,900	5	\$57,300	C	
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Terrazzo	10%			LIFE	**	5	\$19,900	C	
Vinyl Tile	35%			2025	**	3	\$33,400	C	
Vinyl Tile	5%			2028	**	3	\$4,800	C	
Interior Walls									
Ceramic Tile	5%			2023	\$515,700	5	\$17,100	C	
Concrete Masonry Unit	2%			LIFE	**	5	\$2,700	C	
Gypsum Board	5%			LIFE	**	5	\$10,300	C	
Plaster	63%			LIFE	**	5	\$64,700	C	
SGFT/Glazed Masonry	25%			LIFE	**			C	

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	68%			2033	**	5	\$216,500	B
AcousTileSusp.Lay-In	15%			2033	**	5	\$38,200	B
Exposed Concrete	10%			LIFE	**	5	\$4,000	B
Gypsum Board	5%			LIFE	**	5	\$15,900	B
Metal Panel	2%			LIFE	**	5	\$6,400	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mental Health Main Electrical Room								
Explanation : (2) 4000a Fused Disconnects In Main Electrical Room. 3500a Fuses.								
Transformers								
Dry Type	50%			2025	**	5	\$300	B
Dry Type	50%			2018	\$7,100	5	\$300	B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2020	\$213,400	5	\$4,500	B
Raceway								
Conduit	10%			2040	**	1		B
Conduit	20%			2030	**	1		B
Conduit	70%			2020	\$192,800	1		B
Panelboards								
Molded Case Bkrs	80%			2019	\$221,800	5	\$3,600	B
Molded Case Bkrs	10%			2028	**	5	\$500	B
Molded Case Bkrs	10%			2036	**	5	\$500	B
Wiring								
Braided Cloth	70%			2028	**	1		B
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2030	**	1		B
Thermoplastic	10%			2040	**	1		B
Motor Controllers								
Locally Mounted	10%			2018	\$52,200	5	\$100	B
Locally Mounted	5%			2033	**	5	\$100	B
Locally Mounted	15%			2018	\$78,300	5	\$200	B
Motor Control Center	70%			2018	\$365,500	5	\$3,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2033	**	5	\$5,000	B
Stand-by Power								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	10%			2033	* *	1	\$5,300	B
Automatic	70%			2025	* *	1	\$36,800	B
Automatic	20%	2-4	\$2,200	2040	* *	1	\$9,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Generators								
Diesel	100%	2-4	\$75,100	2035	* *	1	\$59,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 675kva Caterpillar</i>								
Batteries								
Lead/Acid	100%			2014		5	\$6,300	B
Fuel Storage								
Day Tank	20%			2028	* *	5	\$6,300	B
Main Tank	80%	2-4	\$19,300	2060	* *	5	\$2,000	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Under Ground</i>								
<i>Explanation : On Extended Life</i>								
Lighting								
Interior Lighting								
Fluorescent	48%			2025	* *	10	\$74,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2025	* *	10	\$62,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2025	* *	10	\$15,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 And Compact</i>								
HID	2%			2025	* *	10	\$100	B
Egress Lighting								
Exit, LED	20%			2048	* *	1		B
Exit, Service	80%			2015		1	\$23,100	B

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2030	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Provided By Boilers Located In Main Building, Asset 281</i>								
Conversion Equipment								
Heat Exchanger	80%			2023	\$33,900	1	\$67,500	B
Pres. Reducing Valve/LP Steam	20%			2023	\$24,600	5	\$2,000	B
Distribution								
Hot Wtr Piping/Pump	80%			2028	* *	4	\$6,700	B
Steam Piping/Pump	20%			2030	* *	4	\$2,500	B
Terminal Devices								
Air Handler	20%			2020	\$214,100	1	\$21,100	B
Convactor/Radiator	80%			2025	* *	1	\$44,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2029	* *	1	\$184,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Air Conditioning Equipment Room</i>								
<i>Explanation : Air Conditioning Provided From Adjacent Building - Main Hospital</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2030	* *	4	\$12,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Provided From Adjacent Building Main Hospital</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	* *	1	\$105,400	B
Heat Rejection								
Water Cool Tower	100%			2021	\$569,900	2	\$171,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building 3rd Floor Roof</i>								
<i>Explanation : Provided From Adjacent Building - Main Hospital</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,900	B
Exhaust Fans								
Interior	100%			2015	\$219,500	2	\$5,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2020	\$593,000	1		B

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger Low Temp	100%			2050	* *	4	\$25,300	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Main Building Basement					
				Explanation : Instantainious Type / Provided From Adjacent Building Main Hospital					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s) Rigid Piping	100%			2020	\$10,600	4	\$1,300	B
	Backflow Preventer Generic	100%			2025	* *	1	\$10,500	B
	Fixtures Generic	100%							B
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : B-14					
				Explanation : 6 Units					

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : MORRISANIA D & T CENTER ANNEX
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 24,627 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Oct-2008 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$178,700	
Interior Architecture		\$229,500
Electrical		\$111,200
Mechanical		\$48,600
Total	\$178,700	\$389,300
Priority A	\$178,700	
Priority B		\$159,800
Priority C		\$229,500
Total	\$178,700	\$389,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,200			
Interior Architecture	\$2,900			\$2,900
Electrical	\$300	\$700		
Mechanical	\$200	\$300	\$3,100	\$300
Total	\$22,600	\$1,000	\$3,100	\$3,200
Priority A	\$19,200			
Priority B	\$400	\$1,000	\$3,100	\$300
Priority C	\$2,900			\$2,900
Total	\$22,600	\$1,000	\$3,100	\$3,200



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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
MORRISANIA D & T CENTER ANNEX
Asset # : 1005

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	100%	Now	\$119,200	LIFE	**	5	\$34,700	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Exit To Parking Area									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : Exit To Parking Area									
Windows									
Aluminum	100%			2028	**	5	\$8,000	A	
Parapets									
Masonry: Brick	80%	Now	\$18,700	LIFE	**	5	\$2,700	A	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Metal Cornice	10%			2048	**	10	\$1,100	A	
Metal: Cage/Fence	10%	2-4	\$500	2033	**	5	\$1,100	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
Modified Bitumen	100%	2-4	\$59,600	2030	**			A	
Blisters, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Third Floor Roof									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$6,100	C	
Quarry Tile	5%			2033	**	5	\$2,100	C	
Vinyl Tile	85%			2020	\$229,500	3	\$11,800	C	
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	C	
Gypsum Board	90%			LIFE	**	5	\$15,200	C	
Ceilings									
AcousTileConcealSpLn	25%			2033	**	5	\$8,700	B	
AcousTileSusp.Lay-In	75%			2033	**	5	\$20,800	B	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2020	\$24,900	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER ANNEX
Asset # : 1005

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2019	\$23,100	5	\$500	B
Wiring								
Thermoplastic	100%			2020	\$26,700	1		B
Motor Controllers								
Locally Mounted	50%			2025	* *	5	\$100	B
Locally Mounted	50%			2018	\$8,000	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	39%			2020	\$43,800	10	\$6,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8, T-5 And Compact Fluorescent							
Fluorescent	60%			2020	\$67,400	10	\$10,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
HID	1%			2025	* *	10		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : On Exterior Of Bldg.							
	Explanation : Recently Installed Fixtures							
Egress Lighting								
Exit, Service	50%			2025	* *	1		B
Exit, Battery	50%			2025	* *	10	\$600	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	100%			2040	* *	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Subbasement Of Adjacent Building, Asset No. 1004							
	Explanation : Hot Water Provided By Adjacent Building, Asset No. 1004							
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	\$900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Subbasement Of Adjacent Building, Asset No. 1004							
	Explanation : Hw Pumps Are Located In Adjacent Building's Subbasement. Only Piping Is Accounted.							

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
MORRISANIA D & T CENTER ANNEX
Asset # : 1005

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2020	\$48,600	4	\$1,200	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor							
		Explanation : 1 Air Handling Unit, Chw & Hw Is Provided By Adjacent Building, Asset No. 1004							
	Convector/Radiator	30%			2025	* *	1	\$1,800	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Hw To Radiators/convectors Is Provided From The Adjacent Building, Asset No. 1004.							
Air Conditioning									
	Energy Source								
	District C.W.	100%			2040	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Subbasement Of Adjacent Building, Asset No. 1004							
		Explanation : Chw (chilled Water) Is Provided By Adjacent Building, Asset No. 1004							
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2040	* *	4	\$900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Subbasement Of Adjacent Building, Asset No. 1004							
		Explanation : Chw Pumps Are Located In Adjacent Building. Only Chw Piping To This Building Is Accounted.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,300	B
	Exhaust Fans								
	Interior	100%			2025	* *	2	\$600	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : MORRISANIA D & T CENTER MAIN BLDG.
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 71,711 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Oct-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,138,800	\$84,200
Interior Architecture	\$48,000	\$494,900
Electrical	\$75,100	\$498,200
Mechanical		\$234,500
Total	\$1,261,800	\$1,311,700
Priority A	\$1,138,800	\$84,200
Priority B	\$75,100	\$732,700
Priority C	\$48,000	\$494,900
Total	\$1,261,800	\$1,311,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$8,400		
Interior Architecture	\$85,900			\$5,500
Electrical	\$13,000	\$11,300	\$4,200	\$4,100
Mechanical	\$23,600	\$25,500	\$21,600	\$25,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$130,300	\$53,200	\$33,600	\$43,000
Priority A		\$8,400		
Priority B	\$88,300	\$44,800	\$33,600	\$37,500
Priority C	\$42,000			\$5,500
Total	\$130,300	\$53,200	\$33,600	\$43,000



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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$65,100	A
Masonry: Brick	22%	Now	\$131,200	LIFE	**	5	\$19,100	A
Expansion Jnt Failure, Extent : Severe, Area Affected : 30%								
Location : Between Annex And Main Building								
Misaligned/Bulging, Extent : Severe, Area Affected : 70%								
Location : Throughout Weephole / Relieving Angle Locations								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : At Perimeter Joint Between Building And Side Walks								
Window Wall	3%			2030	**	5	\$9,800	A
Windows								
Aluminum	100%	Now	\$558,800	2045	**	5	\$9,500	A
Hardware Missing, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Weather Strip Missing, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	2-4	\$67,800	LIFE	**	5	\$9,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Cornice	10%			2035	**	10	\$3,600	A
Roof								
Modified Bitumen	100%	0-2	\$381,000	2030	**			A
Blisters, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$25,500	C
Ceramic Tile	3%			2029	**	5	\$2,300	C
Quarry Tile	25%	Now	\$31,700	2025	**	5	\$14,600	C
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Entrance								
Vinyl Tile	57%			2020	\$431,900	3	\$22,100	C
Water Penetration, Extent : Light, Area Affected : 30%								
Location : At Expansion Joint Between Main Building And Annex								

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$48,000	LIFE	* *			C
	Paint Peeling, Extent : Severe, Area Affected : 80%							
	Location : Sub-basement							
	Water Penetration, Extent : Severe, Area Affected : 60%							
	Location : Sub-basement							
Ceramic Tile	5%			2029	* *	5	\$7,200	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,800	C
Gypsum Board	73%			LIFE	* *	5	\$63,000	C
Masonry: Brick	2%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn	30%			2033	* *	5	\$29,100	B
AcousTileSusp.Lay-In	50%	Now	\$13,300	2037	* *	5	\$19,400	B
	Recent Replace Evident, Extent : Light, Area Affected : 40%							
	Location : Corridors And Offices							
	Water Penetration, Extent : Severe, Area Affected : 60%							
	Location : Radiology							
Exposed Concrete	10%	Now	\$30,600	LIFE	* *	5	\$1,200	B
	Exposed Reinforcement, Extent : Severe, Area Affected : 10%							
	Location : Basement Mail Room							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : At Expansion Joint In Basement, Below Stair							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : Sub-basement Below Entrance							
	Explanation : Cracking Concrete Beam							
Gypsum Board	5%			LIFE	* *	5	\$4,900	B
Plaster	5%			LIFE	* *	5	\$2,400	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2020	\$8,200	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Rating Available								
Fused Disc Sw	25%			2040	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Service Room.								
Explanation : 1200 Amp Service Switch.								
Fused Disc Sw	25%			2040	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Service Room.								
Explanation : 600 Amp Service Switch For Firepump.								

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	75%			2018	\$10,700	5	\$200	B
Dry Type	20%			2033	* *	5		B
Dry Type	5%	Now	\$700	2040	* *	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Service Room.</i>								
<i>Explanation : 7 Transformers In Total.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	\$1,600	B
Raceway								
Conduit	90%			2030	* *	1		B
Conduit	10%			2040	* *	1		B
Panelboards								
Fused Disc Sw	10%			2019	\$5,200	5	\$100	B
Molded Case Bkrs	80%			2019	\$41,600	5	\$1,200	B
Molded Case Bkrs	10%			2036	* *	5	\$200	B
Wiring								
Thermoplastic	90%			2020	\$71,700	1		B
Thermoplastic	10%			2040	* *	1		B
Motor Controllers								
Locally Mounted	45%			2018	\$29,400	5	\$200	B
Locally Mounted	40%			2025	* *	5	\$200	B
Locally Mounted	10%			2033	* *	5		B
Motor Control Center	5%			2025	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$900	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Paint And Connected With Main Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	\$11,100	1	\$18,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Mechanical Room.</i>								
<i>Explanation : Asco Type Transfer Switch</i>								
Generators								
Diesel	100%			2016	\$75,100	1	\$22,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : In Mechanical Room.</i>								
<i>Explanation : Onan Type Generator</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,200	B
Fuel Storage								
Day Tank	100%			2019	\$4,400	5	\$9,600	B

Lighting

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.**

Asset # : 1004

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

Lighting

Interior Lighting

Fluorescent

60%

2020

\$189,100

10

\$28,600

B

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

Location : Throughout

Explanation : T-12 Lamps

Fluorescent

38%

2020

\$119,700

10

\$18,100

B

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

Location : Throughout

Explanation : T-8 And T-5 And Compact Fluorescent

HID

2%

2015

\$4,400

10

B

Egress Lighting

Exit, Service

50%

2025

**

1

B

Exit, Battery

50%

2025

**

10

\$1,800

B

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2040

**

1

B

Conversion Equipment

Steam Boiler

100%

2025

**

1

\$51,500

B

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

Location : Subbasement

Explanation : (2) Boilers, Burners Replaced 8 Years Ago. Boiler Feeds 2 Heat Exchangers/hw Converters.

Distribution

Hot Wtr Piping/Pump

85%

2036

**

4

\$2,200

B

Recent Replace Evident, Extent : Light, Area Affected : 50%

Location : Subbasement Mechanical Room

Steam Piping/Pump

15%

2040

**

4

\$400

B

Terminal Devices

Air Handler

70%

2025

**

1

\$22,500

B

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

Location : Subbasement And 1st Floor

Explanation : (3) Air Handling Units

Convactor/Radiator

30%

2025

**

1

\$5,000

B

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2042

**

1

B

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.

Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	90%			2029	* *	1	\$50,600	B
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : Subbasement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Subbasement Mechanical Room							
		Explanation : (2) Water Cooled Trane Chillers. Also Feed Ahu On 3rd Floor, Asset No. 1005							
	Int Pkg Unit - Cooling	10%	2-4	\$3,900	2018	\$78,000	2	\$300	B
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Laboratory, Pharmacy, Administration Room							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor							
		Explanation : Liebert Ac Unit In Server Room, 1st Floor Was Being Repaired							
Distribution									
	Chilled Wtr Pipe/Pump	90%			2046	* *	4	\$3,500	B
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Subbasement Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Subbasement Mechanical Room							
		Explanation : Chw Pumps Were Replaced 3 Weeks Ago.							
	No Component	10%							D
Terminal Devices									
	Air Handler/Cool/Ht	90%			2025	* *	1	\$28,900	B
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Subbasement Mechanical Room							
	No Component	10%							D
Heat Rejection									
	Water Cool Tower	90%			2021	\$156,500	2	\$47,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : (2) Marley Cooling Towers, Fan Motors Were Replaced A Year Ago.							
	No Component	10%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$26,100	B
	No Component	10%							D
Exhaust Fans									
	Interior	80%			2025	* *	2	\$1,300	B
	Roof	20%			2020	\$9,600	2	\$300	B
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2025	* *	1		B
HW Heat Exchanger									
	Low Temp	100%			2046	* *	4	\$7,700	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D & T CENTER MAIN BLDG.
Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
	Location : House Trap In Basement X-ray Section							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,600	4	\$1,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Subbasement Mechanical Room							
	Explanation : One Sump Pump							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Basement To 3rd Floor							
	Explanation : (2) Elevators							

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME
Address : 149-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0012.010 / 740 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 69,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Apr-2009 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 16325 **Lot** : 227 **BIN** : 4439926

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,069,300	\$103,700
Interior Architecture	\$2,327,000	\$282,600
Electrical	\$276,800	
Mechanical		\$883,100
Total	\$3,673,100	\$1,269,400
Priority A	\$1,069,300	\$103,700
Priority B	\$789,800	\$919,600
Priority C	\$1,813,900	\$246,100
Total	\$3,673,100	\$1,269,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture				\$6,600
Electrical			\$100	
Mechanical	\$10,600	\$6,300	\$2,200	\$1,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$20,500	\$16,200	\$12,200	\$17,700
Priority B	\$20,500	\$16,200	\$12,200	\$11,200
Priority C				\$6,600
Total	\$20,500	\$16,200	\$12,200	\$17,700



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
NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME
Asset # : 740

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$1,069,300	LIFE	**	5	\$103,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Windows								
Not Accessible	100%							D
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Terrazzo	10%	Now	\$35,800	LIFE	**	5	\$4,600	C
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	80%	Now	\$455,200	2030	**	3	\$17,500	C
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vinyl Tile	10%	Now	\$56,900	2030	**	3	\$2,200	C
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : 9 X 9 Tiles								
Interior Walls								
Ceramic Tile	5%	Now	\$41,400	2023	\$207,000	5	\$3,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Plaster	95%	Now	\$1,224,600	LIFE	**	5	\$39,200	C
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ceilings								
Plaster	100%	Now	\$513,000	LIFE	**	5	\$36,500	B
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME
Asset # : 740

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : Flooded Basement						
		Explanation : Water Present						
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Molded Case Bkrs	100%	Now	\$52,000	2045	* *	5	\$800	B
		On Extended Life, Extent : Severe, Area Affected : 100%						
		Location : Throughout						
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	60%	Now	\$142,000	2030	* *			B
		On Extended Life, Extent : Severe, Area Affected : 100%						
		Location : Throughout						
		Other Observation, Extent : Severe, Area Affected : 100%						
		Location : Throughout						
		Explanation : Lamp T12						
HID	5%			2028	* *	10	\$100	B
Incandescent	35%	Now	\$82,800	2030	* *	2	\$200	B
		On Extended Life, Extent : Severe, Area Affected : 100%						
		Location : Throughout						
Egress Lighting								
Exit, Service	50%			2028	* *	1		B
Exit, Battery	50%			2028	* *	10	\$1,300	B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME
Asset # : 740

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2020	\$317,600	4	\$1,900	B
			<i>Not in Service, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Entire Complex</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Power Plant</i>					
			<i>Explanation : From Power Plant</i>					
Terminal Devices								
Convactor/Radiator	100%			2018	\$429,700	1	\$12,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2019	\$12,900	1		B
Conversion Equipment								
Window/Wall Unit	10%			2014	\$9,400	1		B
No Component	90%							D
Ventilation								
Exhaust Fans								
Interior	10%			2015	\$5,000	2	\$100	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$135,900	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Floors 1-5</i>					
			<i>Explanation : 2 Units - Not In Service</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 : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME
Address : 149-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0012.020 / 729 **Yr Built/Renovated** : 1938 /
Area Sq Ft : 41,820 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Apr-2009 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 16325 **Lot** : 227 **BIN** : 4439927

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$647,100	\$62,800
Interior Architecture	\$1,218,600	
Electrical	\$136,100	
Mechanical		\$534,500
Total	\$2,001,800	\$597,200
Priority A	\$647,100	\$62,800
Priority B	\$384,500	\$534,500
Priority C	\$970,200	
Total	\$2,001,800	\$597,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture	\$20,000			\$4,200
Electrical	\$34,700			
Mechanical	\$6,400	\$3,800	\$1,300	\$800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$71,000	\$13,700	\$11,300	\$14,800
Priority B	\$50,900	\$13,700	\$11,300	\$10,600
Priority C	\$20,000			\$4,200
Total	\$71,000	\$13,700	\$11,300	\$14,800



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
NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME
Asset # : 729

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$647,100	LIFE	* *	5	\$62,800	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Not Accessible	100%							D
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Ceramic Tile	5%	Now	\$20,000	2029	* *	5	\$900	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile	95%	Now	\$327,200	2030	* *	3	\$12,600	C
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	Now	\$50,100	2029	* *	5	\$2,100	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Plaster	95%	Now	\$592,900	LIFE	* *	5	\$23,700	C
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ceilings								
Plaster	100%	Now	\$248,400	LIFE	* *	5	\$22,100	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								D
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Flooded Basement								
Explanation : Water Present								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME
Asset # : 729

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Molded Case Bkrs	100%	Now	\$34,700	2045	* *	5	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	60%	Now	\$85,900	2030	* *			B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T12</i>								
HID	5%			2028	* *	10		B
Incandescent	35%	Now	\$50,100	2030	* *	2	\$100	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Exit, Service	50%			2028	* *	1		B
Exit, Battery	50%			2028	* *	10	\$800	B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2020	\$192,200	4	\$1,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant - Not In Service</i>								
<i>Explanation : Steam And Hot Water From Other Bldg</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME
Asset # : 729

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convector/Radiator	100%			2018	\$260,000	1	\$7,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2019	\$7,800	1		B
Conversion Equipment								
Window/Wall Unit	10%			2014	\$5,700	1		B
No Component	90%							D
Ventilation								
Exhaust Fans								
Interior	10%			2015	\$3,000	2	\$100	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$82,200	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Floors 1-5								
Explanation : 2 Units - Not In Service								

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : NEPONSIT HEALTH CARE CENTER BOILER RM
Address : 149-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0012.030 / 730 **Yr Built/Renovated** : 1917 /
Area Sq Ft : 45,837 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Apr-2009 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 16325 **Lot** : 227 **BIN** : 4449001

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$790,400	\$76,600
Electrical	\$113,400	\$159,200
Mechanical		\$925,700
Total	\$903,800	\$1,161,600
Priority A	\$790,400	\$76,600
Priority B	\$113,400	\$1,084,900
Total	\$903,800	\$1,161,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Electrical	\$16,700	\$47,700	\$2,600	\$2,700
Mechanical	\$5,400	\$16,600	\$8,400	\$5,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,000	\$68,300	\$15,000	\$12,000
Priority B	\$26,000	\$68,300	\$15,000	\$12,000
Total	\$26,000	\$68,300	\$15,000	\$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
NEPONSIT HEALTH CARE CENTER BOILER RM
Asset # : 730

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

Exterior

Exterior Walls

Masonry: Brick

100% Now

\$790,400

LIFE

* *

5

\$76,600

A

*Cracking/Crumbling, Extent : Severe, Area Affected : 15%**Location : Throughout**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Windows

Not Accessible

100%

D

Parapets

Not Accessible

100%

D

Roof

Not Accessible

100%

D

Interior

Floors

Not Accessible

100%

D

Interior Walls

Not Accessible

100%

D

Ceilings

Not Accessible

100%

D

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2020

\$16,400

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Rated At 3000 Amps*

Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$106,700

5

\$200

B

Raceway

Conduit

70%

2020

\$23,800

1

B

Tray

30%

2018

\$10,200

1

B

Panelboards

Fused Disc Sw

30%

2019

\$22,500

5

\$300

B

Molded Case Bkrs

70%

2019

\$52,600

5

\$700

B

Wiring

Braided Cloth

40% Now

\$12,200

2045

* *

1

B

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout*

Thermoplastic

60%

2020

\$18,300

1

B

Motor Controllers

Locally Mounted

100%

2018

\$10,600

5

\$300

B

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
NEPONSIT HEALTH CARE CENTER BOILER RM
Asset # : 730

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	\$11,100	1	\$11,600	B
Generators								
Diesel	100%			2016	\$75,100	1	\$14,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 313 Kva</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$1,400	B
Fuel Storage								
Main Tank	100%			2023	\$5,800	5	\$1,200	B
Lighting								
Interior Lighting								
Fluorescent	60%			2015	\$38,400	10	\$22,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T12</i>								
HID	5%			2028	* *	10	\$100	B
Incandescent	35%			2015	\$22,400	2	\$300	B
Egress Lighting								
Exit, Service	50%			2028	* *	1		B
Exit, Battery	50%			2028	* *	10	\$1,400	B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2030	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Complex</i>								
<i>Explanation : Building Is Not In Service</i>								
Conversion Equipment								
Steam Boiler	100%			2025	* *	1	\$40,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%			2020	\$332,900	4	\$2,000	B

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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER BOILER RM
Asset # : 730

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2018	\$450,400	1	\$13,200	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2018	\$142,400	1		B
	HW Heat Exchanger								
	Low Temp	100%			2020	\$14,800	4	\$4,100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2015	\$10,600	4	\$2,000	B
Fixtures									
	Generic	100%							B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : NEPONSIT HEALTH CARE CENTER GARAGE
Address : 149-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0012.040 / 731 **Yr Built/Renovated** : 1917 /
Area Sq Ft : 1,313 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Apr-2009 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 16325 **Lot** : 227 **BIN** : 4518259

CAPITAL

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,600			
Total	\$19,600			
Priority A	\$19,600			
Total	\$19,600			



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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER GARAGE
Asset # : 731

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

Exterior

Exterior Walls

Masonry: Brick

100% Now \$19,600 LIFE * * 5 \$2,900 A
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%
Location : Throughout

Roof

Not Accessible

100%

D

Interior

Floors

Not Accessible

100%

D

Interior Walls

Not Accessible

100%

D

Ceilings

Not Accessible

100%

D

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

Under 600 Volts

Service Equipment

Not Accessible

100%

D

Transformers

Not Accessible

100%

D

Switchgear / Switchboard

Not Accessible

100%

D

Raceway

Not Accessible

100%

D

Panelboards

Not Accessible

100%

D

Wiring

Not Accessible

100%

D

Motor Controllers

Not Accessible

100%

D

Ground

Grounding Devices

Not Accessible

100%

D

Lighting

Interior Lighting

Not Accessible

100%

D

Egress Lighting

Not Accessible

100%

D

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
NEPONSIT HEALTH CARE CENTER GARAGE
Asset # : 731

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Distribution								
	Not Accessible	100%							D
	Terminal Devices								
	Not Accessible	100%							D
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							D
	Water Heater								
	Not Accessible	100%							D
	HW Heat Exchanger								
	Not Accessible	100%							D
	Sanitary Piping								
	Not Accessible	100%							D
	Storm Drain Piping								
	Not Accessible	100%							D
	Backflow Preventer								
	Not Accessible	100%							D
	Fixtures								
	Not Accessible	100%							D

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : NORTH CENTRAL BRONX HOSPITAL
Address : 3424 KOSSUTH AVE. & 210 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002
Area Sq Ft : 655,542 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors B3,B2,B1,1,3,5,11,13,17,18
Block : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$4,618,800	\$708,200
Interior Architecture	\$571,900	\$755,200
Electrical	\$4,210,400	\$10,334,700
Mechanical	\$3,967,900	\$6,090,300
Total	\$13,369,000	\$17,888,400
Priority A	\$4,618,800	\$708,200
Priority B	\$8,410,800	\$16,875,600
Priority C	\$339,400	\$304,600
Total	\$13,369,000	\$17,888,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$60,300		\$2,000	
Interior Architecture	\$67,500	\$19,500		\$57,700
Electrical	\$102,900	\$122,400	\$143,800	\$88,600
Mechanical	\$128,700	\$281,100	\$197,000	\$278,400
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$572,500	\$636,100	\$556,000	\$637,900
Priority A	\$60,300		\$2,000	
Priority B	\$455,600	\$616,600	\$554,000	\$580,200
Priority C	\$56,700	\$19,500		\$57,700
Total	\$572,500	\$636,100	\$556,000	\$637,900



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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	60%			LIFE	**	5	\$198,100	A
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Throughout.									
Explanation : Repointed During Renovation.									
	Metal Panel	2%	Now	\$10,700	2031	**	5	\$12,400	A
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Over Overhead Doors									
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Over Overhead Doors									
	Pre-Cast Concrete	35%	Now	\$106,100	LIFE	**	5	\$375,500	A
Vertical Cracks, Extent : Light, Area Affected : 100%									
Location : Over Emergency Entrance.									
	Window Wall	3%	Now	\$557,300	2051	**	5	\$18,600	A
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Lobby And Various Locations.									
Windows									
	Aluminum	95%	Now	\$3,879,900	2046	**	5	\$39,400	A
Air Infiltration, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Stairs									
	Metal Louvers	5%			2030	**	10	\$25,900	A
Parapets									
	Masonry: Brick	65%			LIFE	**	5	\$13,400	A
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Various Throughout.									
Explanation : Repointed During Renovation.									
	Metal Panel	5%			2041	**	5	\$4,000	A
	Metal Rail	10%			2034	**	5-10	\$37,400	A
	Pre-Cast Concrete	20%	Now	\$8,500	LIFE	**	5	\$26,000	A
Exposed Reinforcement, Extent : Moderate, Area Affected : 80%									
Location : North Parapet Wall.									

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Cast in Place Concrete	10%	Now	\$18,400	LIFE	**			A
Vegetation Growth, Extent : Moderate, Area Affected : 20% Location : Over 11th And 13th Floors.								
Modified Bitumen	85%			2029	**	10	\$95,200	A
Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout. Explanation : Repointed During Renovation.								
Panel/Paver: Cer/Brk	5%	Now	\$75,500	2051	**			A
Vegetation Growth, Extent : Moderate, Area Affected : 40% Location : Over Loading Dock/garage Compactor Room. Water Penetration, Extent : Light, Area Affected : 10% Location : Over Second Floor								
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$77,100	LIFE	**	5	\$216,500	C
Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : Basement B3 & Fuel Tank Storage Room. Paint Peeling, Extent : Moderate, Area Affected : 2% Location : Fuel Tank Storage Room.								
Ceramic Tile	5%			2030	**	5	\$33,000	C
Panel/Paver: Cer/Brk	5%			2037	**	5	\$74,200	C
Quarry Tile	5%			2034	**	5	\$49,500	C
Vinyl Tile	70%	Now	\$225,100	2026	**	3	\$173,200	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Various Locations.								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	5%			2030	**	5	\$6,100	C
Concrete Masonry Unit	10%	Now	\$23,500	LIFE	**	5	\$4,900	C
Diagonal Cracks, Extent : Light, Area Affected : 100% Location : Basement B-2.								
Gypsum Board	70%			LIFE	**	5	\$51,000	C
Masonry: Brick	5%	Now	\$8,400	LIFE	**			C
Efflorescence, Extent : Light, Area Affected : 100% Location : Elevator Machine Room.								
Plaster	5%			LIFE	**	5	\$1,800	C

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	4+	\$129,800	2034	* *	5	\$102,800	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridors & Room 14 Co1.								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Second Floor								
AcousTileConcealSpLn	25%			2026	* *	5	\$205,600	B
AcousTileSusp.Lay-In	12%	Now	\$10,800	2034	* *	5	\$39,500	B
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Fire Control Room.								
Exposed Concrete	13%			LIFE	* *	5	\$13,400	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Various Locations.								
Explanation : Precast Waffle Panel Construction.								
Metal Panel	25%			LIFE	* *	5	\$205,600	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	99%			2021	\$123,700	5	\$2,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4(4000 Amp) Sevice.								
Fuel Cell(s)	1%			2030	* *	1-5	\$12,800	B
Other Observation, Extent : Moderate, Area Affected : 1%								
Location : Second Floor Roof								
Explanation : 200 Kw								
Transformers								
Dry Type	90%			2019	\$12,800	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Various Kva Ratings								
Dry Type	10%			2034	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Various Kva Ratings								
Switchgear / Switchboard								
Fused Disc Sw	94%			2021	\$372,500	5	\$2,300	B
Fused Disc Sw	5%			2041	* *	5	\$100	B
Fused Disc Sw	1%			2041	* *	5		B
Other Observation, Extent : Light, Area Affected : 1%								
Location : Electrical Room								
Explanation : Fuel Cell Distribution								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Busway	20%			2019	\$110,200	1		B
Conduit	70%			2021	\$385,500	1		B
Conduit	10%			2041	* *	1		B
Panelboards								
Fused Disc Sw	5%			2020	\$27,700	5	\$600	B
Molded Case Bkrs	15%			2029	* *	5	\$2,100	B
Molded Case Bkrs	10%			2037	* *	5	\$1,400	B
Molded Case Bkrs	70%			2020	\$388,100	5	\$10,000	B
Wiring								
Busway	20%			2019	\$124,600	1		B
Thermoplastic	70%			2021	\$436,200	1		B
Thermoplastic	10%			2041	* *	1		B
Motor Controllers								
Locally Mounted	10%			2019	\$51,800	5	\$400	B
Locally Mounted	5%			2034	* *	5	\$200	B
Motor Control Center	10%			2034	* *	5	\$1,500	B
Motor Control Center	75%			2019	\$783,300	5	\$11,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,900	B
Stand-by Power								
Transfer Switches								
Automatic	10%			2019	\$1,100	1	\$16,600	B
Other Observation, Extent : Light, Area Affected : 30%								
Location : Second Basement								
Explanation : 400 Amp. For Fire Pump.								
Automatic	70%			2034	* *	1	\$115,900	B
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room								
Explanation : 3(1600 Amp.)								
I(1000 Amp.)								
Automatic	10%			2019	\$1,100	1	\$16,600	B
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : First Basement								
Explanation : 400 Amp. For Sprinkler Pump.								
Automatic	10%			2019	\$1,100	1	\$16,600	B
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Second Basement								
Explanation : 400 Amp. For Standpipe Pump.								
Generators								
Diesel	100%			2017	\$75,100	1	\$207,700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 2 (750 Kw)								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$19,900	B

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	25%			2020	\$9,300	5	\$20,500	B
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Generator Room							
	Explanation : 2 (105 Gals.)							
Main Tank	75%			2024	* *	5	\$9,800	B
	Other Observation, Extent : Moderate, Area Affected : 75%							
	Location : Basement, Room G3-d01							
	Explanation : 20000 Gals. Capacity							
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$2,621,800	10	\$396,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
HID	1%	0-2	\$400	2016	\$18,800			B
	Obsolete Fixtures, Extent : Light, Area Affected : 1%							
	Location : Boiler Room							
Incandescent	1%	0-2	\$500	2016	\$26,800	2	\$100	B
	Obsolete Fixtures, Extent : Severe, Area Affected : 1%							
	Location : Throughout							
Egress Lighting								
Emergency, Service	50%			2021	\$37,400	1		B
Exit, Service	25%			2016	\$18,700	1		B
Exit, Service	25%			2021	\$18,700	1		B
Exterior Lighting								
HID	100%			2016	\$229,000	10	\$1,700	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2024	* *	5	\$1,200	B
Alarm								
Security System								
Generic	100%			2021	\$1,892,900	1	\$200,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fixed Cameras.							
Fire/Smoke Detection								
Generic	60%			2016	\$3,887,700	1-3	\$198,700	B
	Other Observation, Extent : Moderate, Area Affected : 60%							
	Location : Basement							
	Explanation : Zoned System. For Pull Stations, Fans Shutdown And Bells.							
Generic	40%			2021	\$2,591,800	1-3	\$132,500	B
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : Main Lobby							
	Explanation : Addressable. For Smoke Detection Throughout And Tied To Existing Zoned System.							

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100% Location : Vault Explanation : 3 - 20,000 Gallon Tanks For #2							
Conversion Equipment								
Heat Exchanger	10%			2024	* *	1	\$21,900	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : Heat Exchanger Serves Reheat System And Radiation							
Steam Boiler	70%			2034	* *	1	\$306,000	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 4 Boilers Out Of 5 Are Newer Units							
Steam Boiler	20%			2026	* *	1	\$87,400	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 1 Boiler Of 5 Is Older Unit							
Distribution								
Hot Wtr Piping/Pump	30%			2037	* *	4	\$6,500	B
Steam Piping/Pump	70%			2041	* *	4	\$15,200	B
Terminal Devices								
Air Handler	60%	2-4	\$998,100	2021	\$1,663,500	1	\$147,400	B
	Corroded, Extent : Moderate, Area Affected : 100% Location : Air Handler Pans On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Air Handler Doors Leaking Air							
Convactor/Radiator	30%			2034	* *	1	\$42,800	B
Fan Coil Unit/Heat	10%			2026	* *	1	\$14,300	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Reheat System							
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Conversion Equipment									
Centrifugal, Elec Chiller	80%			2030	* *	1	\$382,000	B	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : 4 Of 5 Chillers Are Newer Units								
Centrifugal, Elec Chiller	20%			2024	* *	1	\$95,500	B	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : 1 Of 5 Chillers Is An Older Unit								
Distribution									
Chilled Wtr Pipe/Pump	100%	Now	\$125,700	2031	* *	4	\$21,800	B	
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Connections To Air Handling Units								
Terminal Devices									
Air Handler/Cool/Ht	100%	2-4	\$1,310,400	2021	\$2,184,000	1	\$245,700	B	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Air Handler Pans								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Air Handler Doors Leaking Air								
Heat Rejection									
Water Cool Tower	100%			2015	\$1,476,000	2	\$443,700	B	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$245,800	B	
Exhaust Fans									
Interior	95%			2021	\$540,000	2	\$12,900	B	
Roof	5%			2021	\$20,400	2	\$700	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2021	\$1,535,800	1		B	
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
	Location : Water Pump Room								
HW Heat Exchanger									
Low Temp	100%			2031	* *	4	\$65,600	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Equipment Room								
	Explanation : 2 Units With 5,000 Gallon Tanks								
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2026	* *	4	\$2,000	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sub Basement						
			Explanation : 2 Duplex Units						
	Sewage Ejector(s)								
	Electric	100%			2026	* *	4	\$2,000	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sub Basement						
			Explanation : 2 - Duplex Units						
	Backflow Preventer								
	Generic	100%			2026	* *	1	\$27,200	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Fire And Domestic / Repairs In Progress						
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (1) Sb2-2, (1) Sb1-2, (3) 1-4, (4) Sb1-17, (1) Sb2-17, (2)sb1-16						
			Explanation : 12 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$230,900	B
	Sprinkler								
	No Component	40%							D
	Generic	60%			2041	* *	1-2	\$74,200	B
	Fire Pump								
	Generic	100%			2030	* *	1	\$82,500	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : QUEENS HOSPITAL MAIN BLDG.
Address : 82-70 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.170 / 13440 **Yr Built/Renovated** : 2001 / 2012
Area Sq Ft : 342,964 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,ph
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$481,400	\$1,265,700
Interior Architecture	\$1,160,300	\$694,500
Electrical		\$244,500
Mechanical	\$106,300	\$106,300
Total	\$1,748,000	\$2,311,000
Priority A	\$481,400	\$1,265,700
Priority B	\$464,600	\$566,100
Priority C	\$802,000	\$479,200
Total	\$1,748,000	\$2,311,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$82,400	\$32,600	\$16,600	
Interior Architecture	\$95,400	\$5,300	\$47,200	\$30,700
Electrical	\$81,100	\$29,000	\$35,000	\$29,000
Mechanical	\$141,000	\$111,400	\$147,600	\$92,000
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Total	\$453,900	\$232,300	\$300,500	\$205,700
Priority A	\$82,400	\$32,600	\$16,600	
Priority B	\$276,200	\$194,500	\$236,700	\$175,100
Priority C	\$95,400	\$5,300	\$47,200	\$30,700
Total	\$453,900	\$232,300	\$300,500	\$205,700



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	30%			2043	**	5-10	\$438,600	A
Metal Coiling Doors	5%			2036	**	5	\$33,200	A
Pre-Cast Concrete	30%			LIFE	**	5	\$414,700	A
Window Wall	25%			2043	**	5	\$199,400	A
Under Construction	10%							D
Windows								
Aluminum	80%			2039	**	5	\$29,000	A
Aluminum	15%			2048	**	5	\$5,400	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Metal Louvers	5%			2032	**	10	\$11,300	A
Parapets								
Metal Panel	35%			2043	**	5	\$20,700	A
Metal Rail	30%			2040	**	5-10	\$82,900	A
Pre-Cast Concrete	35%			LIFE	**	5	\$67,300	A
Roof								
Cast in Place Concrete	15%			LIFE	**	10	\$34,300	A
IRMA/Protected Membrane	40%			2028	**	10	\$54,800	A
Modified Bitumen	30%			2031	**	10	\$41,100	A
Sloped Glazing	15%			LIFE	**	5	\$548,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$183,700	C
Ceramic Tile	5%			2032	**	5	\$21,000	C
Quarry Tile	5%			2036	**	5	\$31,500	C
Terrazzo	10%			LIFE	**	5	\$65,600	C
Vinyl Tile	60%			2028	**	3	\$94,500	C
Vinyl Tile	10%			2033	**	3	\$15,800	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$40,300	C
Concrete Masonry Unit	10%			LIFE	**	5	\$64,600	C
Glass: Single Pane	5%			LIFE	**	5	\$60,500	C
Gypsum Board	70%			LIFE	**	5-10	\$960,300	C
Gypsum Board	10%			LIFE	**	5-10	\$137,200	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Ceilings								
AcousTileSusp.Lay-In	65%			2036	**	5	\$273,000	B
AcousTileSusp.Lay-In	10%			2043	**	5	\$42,000	B
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Exposed Struc: Steel	10%			LIFE	**	10	\$84,000	B
Gypsum Board	15%			LIFE	**	5-10	\$216,500	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2043	**	5	\$900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 4000 Amps And One 3000 Amps Main Disconnect Switch							
Fused Disc Sw	25%			2043	**	5	\$300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 4000 Amps Main Disconnect Switch For Emergency							
Transformers								
Dry Type	100%			2036	**	5	\$1,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Three 300 Kva 480hv-208/120lv, One 225 Kva 480-hv/208/120lv And One 150 Kva 480hv-208/120lv							
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	**	5	\$1,300	B
Raceway								
Conduit	100%			2043	**	1		B
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$700	B
Molded Case Bkrs	90%			2039	**	5	\$6,700	B
Wiring								
Thermoplastic	100%			2043	**	1		B
Motor Controllers								
Locally Mounted	15%			2036	**	5	\$300	B
Motor Control Center	85%			2036	**	5	\$6,500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,300	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2036	**	1	\$43,300	B
Automatic	50%			2043	**	1	\$43,300	B
Generators								
Diesel	50%			2032	**	1	\$54,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 1500 Kw Onan Genset							
Diesel	50%			2038	**	1	\$54,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 1500 Kw							
Batteries								
Nickel Cadmium	50%			2018		5	\$31,300	B
Nickel Cadmium	50%			2019		5	\$31,300	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2039	* *	5	\$26,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 300 Gallons							
	Day Tank	50%			2048	* *	5	\$26,000	B
Lighting									
	Interior Lighting								
	Fluorescent	85%			2028	* *	10	\$218,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	10%			2028	* *	10	\$25,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 Lamps							
	HID	5%			2028	* *	10	\$500	B
	Egress Lighting								
	Emergency, Service	45%			2028	* *	1		B
	Emergency, Battery	5%			2028	* *	10	\$3,400	B
	Exit, LED	40%			2051	* *	1		B
	Exit, Service	10%			2028	* *	1		B
	Exterior Lighting								
	HID	100%			2028	* *	10	\$900	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2028	* *	1	\$31,500	B
	Fire/Smoke Detection								
	No Component	60%							D
	Generic	40%			2028	* *	1-3	\$69,300	B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2043	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building E							

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$16,700	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : Steam Provided From Adjacent Building E						
Distribution								
Hot Wtr Piping/Pump	60%			2039	* *	4	\$12,500	B
Steam Piping/Pump	40%			2043	* *	4	\$8,300	B
Terminal Devices								
Air Handler	70%			2028	* *	1	\$121,600	B
Convactor/Radiator	30%			2036	* *	1	\$27,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2032	* *	1	\$273,600	B
		Other Observation, Extent : Light, Area Affected : 90%						
		Location : Basement						
		Explanation : R123 Refrigerant						
Reciprocating Compr/Chiller	10%			2028	* *	1	\$13,000	B
		R-134a Refrigerant, Extent : Light, Area Affected : 10%						
		Location : Roof						
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$20,800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	* *	1	\$173,800	B
Heat Rejection								
Remote Air Cond	100%			2028	* *	2	\$195,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$247,800	B
Exhaust Fans								
Interior	80%			2028	* *	2	\$6,900	B
Roof	20%			2028	* *	2	\$1,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$41,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,300	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$17,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (7) B-5, (1) B Penthouse							
		Explanation : 8 Units							
	Escalators								
	Over 20' Rise	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Levels							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$141,700	B
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$78,800	B
	Fire Pump								
	Generic	100%			2032	* *	1	\$52,500	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : QUEENS HOSPITAL MAINTENANCE - F
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 12,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$296,500	
Interior Architecture	\$74,300	
Electrical		\$75,100
Mechanical		\$292,700
Total	\$370,800	\$367,800
Priority A	\$296,500	
Priority B		\$367,800
Priority C	\$74,300	
Total	\$370,800	\$367,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$95,200			
Interior Architecture	\$64,200		\$600	\$1,000
Electrical	\$11,600	\$1,600	\$1,000	\$2,300
Mechanical	\$1,900	\$1,600	\$800	\$500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$176,900	\$7,100	\$6,400	\$7,800
Priority A	\$95,200			
Priority B	\$50,400	\$7,100	\$5,700	\$6,800
Priority C	\$31,300		\$600	\$1,000
Total	\$176,900	\$7,100	\$6,400	\$7,800



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.

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$13,400	LIFE	**	5	\$3,400	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock								
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Loading Dock								
Copper/Terne	2%			2043	**	10	\$1,100	A
Masonry: Brick	85%	Now	\$131,900	LIFE	**	5	\$19,200	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%	Now	\$15,600	LIFE	**	5	\$800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Masonry: Limestone	3%	Now	\$8,700	LIFE	**	5	\$500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Slate Panels	2%	Now	\$27,800	LIFE	**	5	\$300	A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Windows								
Aluminum	5%			2039	**	5		A
Steel	90%	Now	\$26,500	2048	**	5	\$2,800	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	Now	\$800	2048	**	5	\$100	A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : At Clearstory								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : At Clearstory								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : At Clearstory								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	95%	Now	\$50,700	LIFE	**	5	\$3,700	A
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : At Corners								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade, South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : North Facade, South Facade								
Masonry: Limestone	5%	Now	\$2,400	LIFE	**	5	\$200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Built-Up (BUR)	70%	Now	\$113,900	2033	**			A
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Above Mechanical Rooms								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Modified Bitumen	30%			2028	**	10	\$8,800	A
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$57,100	C
Ceramic Tile	5%			2026	**	5	\$1,100	C
Vinyl Tile	35%	Now	\$74,300	2033	**	3	\$2,900	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Storage Space								
Explanation : 9x9 Tiles								
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$100	C
Concrete Masonry Unit	5%			LIFE	**	5	\$100	C
Masonry: Brick	50%			LIFE	**	10	\$400	C
Plaster	40%	Now	\$2,200	LIFE	**	5	\$400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Storage Area On Second Floor								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Storage Area On Second Floor								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%			2028	**	5	\$9,400	B
Exposed Concrete	60%			LIFE	**	5-10	\$23,500	B
Exposed Concrete	10%	Now	\$12,400	LIFE	**	5	\$500	B

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Second Floor

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	50%			2043	**	5		B
Molded Case Bkrs	50%			2033	**	5	\$100	B

Raceway

Conduit	80%			2023	\$17,700	1		B
Conduit	20%			2043	**	1		B

Panelboards

Molded Case Bkrs	60%			2022	\$6,900	5	\$200	B
Molded Case Bkrs	40%			2039	**	5	\$100	B

Wiring

Braided Cloth	60%	2-4	\$9,300	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	20%			2033	**	1		B
Thermoplastic	20%			2043	**	1		B

Motor Controllers

Locally Mounted	20%			2021	\$1,700	5		B
Motor Control Center	70%			2028	**	5	\$200	B
Motor Control Center	10%			2036	**	5		B

Ground

Grounding Devices

Generic	50%			LIFE	**	5	\$200	B
Generic	50%			LIFE	**	5	\$200	B

Stand-by Power

Transfer Switches

Automatic	100%			2021	\$11,100	1	\$3,200	B
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Generators

Diesel	100%			2019	\$75,100	1	\$4,100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 375 Kva To Supply The Main Building

Batteries

Nickel Cadmium	100%			2015	\$600	5	\$2,300	B
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	100%			2022	\$1,200	5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 335 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2031	* *	10	\$12,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2018	\$500	10		B
Egress Lighting								
Emergency, Service	48%			2031	* *	1		B
Emergency, Battery	2%			2023	\$100	10	\$100	B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	100%			2023	\$700	10		B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	* *	1-3	\$1,900	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building E</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Distribution								
Steam Piping/Pump	100%			2023	\$118,400	4	\$1,100	B
Terminal Devices								
Convactor/Radiator	85%			2021	\$136,200	1	\$4,000	B
Fan Coil Unit/Heat	15%			2023	\$38,100	1	\$700	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	20%			2018	\$7,000	1		B
No Component	80%							D
Ventilation								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE - F
Asset # : 996

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,900	B
	No Component	70%							D
	Exhaust Fans								
	Roof	30%			2023	\$4,000	2	\$100	B
	Wall Unit	30%			2023	\$7,700	2	\$100	B
	No Component	40%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,600	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C, B, 1, 2								
	Explanation : 1 Unit								

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : QUEENS HOSPITAL NURSES SCHOOL - N
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.060 / 991 **Yr Built/Renovated** : 1956 / 2003
Area Sq Ft : 137,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,11
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,072,100	\$611,000
Interior Architecture	\$253,100	\$735,400
Electrical	\$53,700	\$693,800
Mechanical	\$34,900	\$629,800
Total	\$2,413,900	\$2,670,100
Priority A	\$2,072,100	\$611,000
Priority B	\$155,800	\$1,454,100
Priority C	\$186,000	\$605,000
Total	\$2,413,900	\$2,670,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$30,600			
Interior Architecture	\$63,800	\$30,800	\$16,500	\$25,400
Electrical	\$15,500	\$11,300	\$13,700	\$24,700
Mechanical	\$27,500	\$21,700	\$31,700	\$30,100
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$159,100	\$85,600	\$83,600	\$101,900
Priority A	\$30,600			
Priority B	\$75,900	\$80,300	\$67,100	\$76,500
Priority C	\$52,600	\$5,300	\$16,500	\$25,400
Total	\$159,100	\$85,600	\$83,600	\$101,900



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	82%			LIFE	**	5	\$246,800	A
Masonry: Limestone	10%			LIFE	**	5	\$22,600	A
Slate Panels	3%			LIFE	**	5	\$6,800	A
Window Wall	5%			2033	**	5	\$28,200	A
Windows								
Aluminum	70%	Now	\$1,912,100	2048	**	5	\$19,400	A
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Lower Floors								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Lower Floors								
Aluminum	30%			2039	**	5	\$16,600	A
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$42,900	A
Masonry: Limestone	10%			LIFE	**	5-10	\$8,500	A
Roof								
Modified Bitumen	100%			2023	\$429,500	10	\$58,000	A
Interior								
Floors								
Carpet	10%			2019	\$127,500	3	\$42,200	C
Carpet	5%			2024	**	3	\$15,800	C
Ceramic Tile	5%			2032	**	5	\$10,500	C
Terrazzo	15%			LIFE	**	5	\$49,400	C
Vinyl Tile	25%			2023	\$514,100	3	\$26,400	C
Vinyl Tile	35%			2028	**	3	\$27,700	C
Vinyl Tile	5%			2031	**	3	\$4,000	C
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$12,000	C
Fabric on Framing	5%			2027	**	5	\$6,000	C
Gypsum Board	25%			LIFE	**	5-10	\$101,600	C
Gypsum Board	5%			LIFE	**	5-10	\$20,300	C
Marble Panels	5%			LIFE	**	10	\$4,800	C
Plaster	45%			LIFE	**	5-10	\$91,500	C
SGFT/Glazed Masonry	5%			LIFE	**	10	\$6,000	C
Wood	5%			LIFE	**	5	\$95,700	C
Ceilings								
AcousTileConcealSpLn	20%			2040	**	5	\$51,100	B
AcousTileSusp.Lay-In	45%			2028	**	5	\$92,100	B
Exposed Concrete	5%			LIFE	**	5-10	\$12,800	B
Plaster	30%			LIFE	**	5-10	\$105,500	B

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	40%			2023	\$26,700	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 1600 Amps Main Disconnect Switch							
Air Circuit Breaker	20%			2023	\$13,300	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2000 Amps Main Disconnect Switch							
Fused Disc Sw	20%			2033	* *	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 1600 Amps Main Disconnect Switch							
Fused Disc Sw	20%			2033	* *	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 600 Amps Main Disconnect Switch For Emergency							
Transformers								
Dry Type	100%			2021	\$14,200	5	\$400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 300 Kva 480hv-208/120lv							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$152,400	5	\$3,000	B
Raceway								
Conduit	70%			2023	\$75,100	1		B
Conduit	20%			2033	* *	1		B
Conduit	10%			2043	* *	1		B
Panelboards								
Fused Disc Sw	60%			2031	* *	5	\$1,600	B
Fused Disc Sw	10%			2039	* *	5	\$300	B
Fused Disc Sw	5%			2031	* *	5	\$100	B
Molded Case Bkrs	25%			2022	\$37,500	5	\$700	B
Wiring								
Braided Cloth	30%	2-4	\$53,700	2048	* *	1		B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	40%			2033	* *	1		B
Thermoplastic	10%			2043	* *	1		B
Thermoplastic	20%			2023	\$35,800	1		B
Motor Controllers								
Locally Mounted	80%			2021	\$169,600	5	\$600	B
Locally Mounted	20%			2028	* *	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,300	B

Stand-by Power

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	40%			2028	* *	1	\$13,900	B
Automatic	60%			2028	* *	1	\$20,800	B
Generators								
Diesel	50%			2019	\$34,600	1	\$21,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 188 Kva Kohler</i>								
Diesel	50%			2026	* *	1	\$21,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 313 Kva Kohler</i>								
Batteries								
Lead/Acid	50%			2014	\$300	5	\$2,100	B
Lead/Acid	50%			2016	\$300	5	\$2,100	B
Fuel Storage								
Day Tank	100%			2022	\$12,000	5	\$26,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 330 Gallon Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent	78%			2028	* *	10	\$100,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	* *	10	\$25,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2023	\$12,000	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	30%			2028	* *	1		B
Exit, Service	20%			2023	\$4,800	1		B
Exterior Lighting								
HID	100%			2023	\$47,900	10	\$400	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2038	* *	5	\$600	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$12,600	B
Fire/Smoke Detection								
No Component	65%							D
Generic	35%			2028	* *	1-3	\$24,300	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Steam Provided From Adjacent Building E							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	* *	5	\$8,400	B
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$7,000	B
Terminal Devices								
Air Handler	15%			2023	\$133,000	1	\$13,100	B
Convactor/Radiator	85%			2028	* *	1	\$38,800	B
Air Conditioning								
Energy Source								
District C.W.	15%			2049	* *	1		B
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : Basement							
	Explanation : Chilled Water Provided From Adjacent Building E							
Electricity	85%			2031	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2023	\$27,900	1	\$3,300	B
	R-134a Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Roof							
Window/Wall Unit	70%			2018	\$236,600	1		B
No Component	25%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Chilled Water Provided From Adjacent Building E							
Distribution								
Chilled Wtr Pipe/Pump	15%			2033	* *	4	\$1,000	B
No Component	85%							D
Terminal Devices								
Direct Expansion	5%			2028	* *	1		B
Air Handler/Cool/Ht	15%			2023	\$78,600	1	\$13,100	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	5%			2028	* *	2	\$4,900	B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$124,500	B
Exhaust Fans								
Interior	100%			2023	\$181,700	2	\$4,400	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		B
Galv Iron/Steel	50%			2028	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$14,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2028	* *	1	\$8,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : B-8						
		Explanation : 2 Units						
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$71,200	B
Sprinkler								
Generic	100%			2033	* *	1-2	\$39,600	B
Fire Pump								
Generic	100%			2032	* *	1	\$26,400	B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : QUEENS HOSPITAL PAVILION
Address : 82-50 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.180 / 14112 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 140,038 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph
Block : 6858 **Lot** : 1 **BIN** : 4859742

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$353,100	\$353,100
Interior Architecture	\$349,300	\$181,500
Electrical		\$94,600
Mechanical	\$28,400	
Total	\$730,800	\$629,200
Priority A	\$353,100	\$353,100
Priority B	\$191,800	\$150,300
Priority C	\$185,900	\$125,800
Total	\$730,800	\$629,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$53,800	\$5,800		
Interior Architecture	\$73,400		\$19,600	
Electrical	\$9,600	\$9,500	\$8,300	\$7,400
Mechanical	\$43,100	\$23,500	\$30,300	\$36,900
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$209,600	\$68,400	\$87,800	\$73,900
Priority A	\$53,800	\$5,800		
Priority B	\$93,100	\$62,600	\$68,100	\$73,900
Priority C	\$62,700		\$19,600	
Total	\$209,600	\$68,400	\$87,800	\$73,900



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.

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	5%			2049	**	5-10	\$47,000	A
Granite Panels	5%			LIFE	**	5	\$10,300	A
Pre-Cast Concrete	65%			LIFE	**	5	\$577,900	A
Window Wall	25%			2049	**	5	\$128,200	A
Windows								
Aluminum	100%			2045	**	5		A
Parapets								
Metal Panel	30%			2049	**	5	\$9,600	A
Metal Rail	10%			2040	**	5-10	\$14,900	A
Pre-Cast Concrete	60%			LIFE	**	5	\$62,100	A
Roof								
IRMA/Protected Membrane	60%			2028	**	10	\$34,400	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	35%			2028	**	10	\$20,100	A
Single Ply Membrane	5%			2028	**	10	\$2,900	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$37,500	C
Ceramic Tile	5%			2036	**	5	\$8,600	C
Terrazzo	40%			LIFE	**	5	\$107,200	C
Vinyl Tile	50%			2031	**	3	\$32,200	C
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$9,300	C
Concrete Masonry Unit	15%			LIFE	**	5	\$22,200	C
Glass: Single Pane	2%			LIFE	**	5	\$5,600	C
Gypsum Board	65%			LIFE	**	5-10	\$204,500	C
Metal Panel	5%			LIFE	**	10	\$4,200	C
Granite Panels	5%			LIFE	**	10	\$3,700	C
Wood	3%			LIFE	**	5	\$44,400	C
Ceilings								
AcousTileSusp.Lay-In	65%			2040	**	5	\$111,500	B
Exposed Struc: Steel	15%			LIFE	**	10	\$51,400	B
Gypsum Board	15%			LIFE	**	5-10	\$88,400	B
Metal Panel	5%			LIFE	**	5	\$21,400	B

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 4000 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2040	**	5	\$400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Kva 480hv-208/120lv And One 75 Kva 480hv-208/120lv							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	**	5	\$500	B
	Raceway								
	Conduit	100%			2049	**	1		B
	Panelboards								
	Fused Disc Sw	10%			2045	**	5	\$300	B
	Molded Case Bkrs	90%			2045	**	5	\$2,700	B
	Wiring								
	Thermoplastic	100%			2049	**	1		B
	Motor Controllers								
	Locally Mounted	100%			2040	**	5	\$800	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,400	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	**	1	\$35,400	B
Lighting									
	Interior Lighting								
	Fluorescent	80%			2031	**	10	\$84,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	10%			2031	**	10	\$10,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-5 Lamps							
	HID	5%			2031	**	10	\$200	B
	Incandescent	5%			2031	**	2	\$100	B
	Egress Lighting								
	Emergency, Service	40%			2031	**	1		B
	Emergency, Battery	10%			2031	**	10	\$2,800	B
	Exit, LED	45%			2058	**	1		B
	Exit, Service	5%			2031	**	1		B
	Exterior Lighting								
	HID	100%			2031	**	10	\$400	B

Alarm

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

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

Alarm

Security System									
	No Component	70%							D
	Generic	30%			2031	* *	1	\$12,900	B
Fire/Smoke Detection									
	No Component	60%							D
	Generic	40%			2031	* *	1-3	\$28,300	B

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

Heating

Energy Source									
	Campus Steam	100%			2049	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Steam Provided From Adjacent Building E</i>									
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$6,800	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Basement</i> <i>Explanation : 2 Heat Exchangers Converting To Hot Water For The Heating Devices</i>									
Distribution									
	Hot Wtr Piping/Pump	60%			2045	* *	4	\$3,400	B
	Steam Piping/Pump	40%			2049	* *	4	\$2,300	B
Terminal Devices									
	Air Handler	60%			2031	* *	1	\$42,600	B
	Convactor/Radiator	40%			2040	* *	1	\$14,800	B

Air Conditioning

Energy Source									
	District C.W.	100%			2049	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Chilled Water Provided From Adjacent Building E</i>									
Distribution									
	Chilled Wtr Pipe/Pump	100%			2049	* *	4	\$5,700	B
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	* *	1	\$71,000	B

Ventilation

Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$101,200	B
Exhaust Fans									
	Interior	95%			2031	* *	2	\$3,400	B
	Roof	5%			2031	* *	2	\$200	B

Plumbing

H/C Water Piping									
	Brass/Copper	100%			2049	* *	1		B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
HW Heat Exchanger								
Low Temp	100%			2049	* *	4	\$11,400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : (3) B, G, 1-5, (2) B, G, 1-6</i> <i>Explanation : 5 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$57,900	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$32,100	B
Fire Pump								
Generic	100%			2026	* *	1	\$21,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Building E</i> <i>Explanation : Fire Pump Is Located In Building E</i>								

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : QUEENS HOSPITAL POWER PLANT - E
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.100 / 995 **Yr Built/Renovated** : 1935 / 2003
Area Sq Ft : 19,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$544,200	
Electrical			\$292,900
Mechanical			\$90,000
Total		\$544,200	\$382,900
Priority A		\$544,200	
Priority B			\$382,900
Total		\$544,200	\$382,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$36,400		\$1,400	
Interior Architecture	\$41,900	\$1,300	\$300	\$500
Electrical	\$18,100	\$1,500	\$1,700	\$2,100
Mechanical	\$6,300	\$3,900	\$3,000	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,700	\$10,600	\$10,300	\$10,600
Priority A	\$36,400		\$1,400	
Priority B	\$45,500	\$10,600	\$8,700	\$10,100
Priority C	\$24,700		\$300	\$500
Total	\$106,700	\$10,600	\$10,300	\$10,600



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$217,100	LIFE	**	5	\$31,600	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : Corners								
Masonry: Granite	3%	Now	\$29,100	LIFE	**	5	\$800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Building Base								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Building Base								
Masonry: Limestone	5%	Now	\$45,100	LIFE	**	5	\$1,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : North Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Slate Panels	2%	Now	\$43,300	LIFE	**	5	\$500	A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Window Sills								
Windows								
Aluminum	20%			2039	**	5	\$1,000	A
Steel	80%	Now	\$238,700	2048	**	5	\$24,900	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 45%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$7,200	A
Masonry: Limestone	5%			LIFE	**	5-10	\$800	A
Metal Rail	10%			2036	**	5-10	\$2,200	A
Roof								
Modified Bitumen	100%			2028	**	10	\$19,000	A
Interior								
Floors								
Carpet	5%			2019	\$6,500	3	\$2,100	C
Cast in Place Concrete	40%			LIFE	**	5	\$37,600	C
Quarry Tile	45%			2028	**	5	\$14,500	C
Vinyl Tile	10%			2031	**	3	\$800	C

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

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

Interior

Interior Walls

Gypsum Board	15%			LIFE	**	5-10	\$3,100	C
Masonry: Brick	75%			LIFE	**	10	\$2,700	C
Plaster	10%			LIFE	**	5-10	\$1,000	C

Ceilings

AcousTileSusp.Lay-In	15%			2040	**	5	\$2,500	B
Exposed Concrete	65%			LIFE	**	5-10	\$13,700	B
Exposed Struc: Steel	10%			LIFE	**	10	\$3,400	B
Plaster	10%			LIFE	**	5-10	\$2,900	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2049	**	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Chiller Room 1st Floor

Explanation : Two 2000 Amps Main Disconnect Switch

Fused Disc Sw	30%			2043	**	5		B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room Basement

Explanation : One 4000 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2036	**	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

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

Switchgear / Switchboard

Fused Disc Sw	30%			2043	**	5		B
Fused Disc Sw	50%			2049	**	5		B
Molded Case Bkrs	20%			2043	**	5	\$100	B

Raceway

Conduit	60%			2023		\$281,800	1	B
Conduit	30%			2043	**		1	B
Conduit	10%			2049	**		1	B

Panelboards

Fused Disc Sw	5%			2045	**	5		B
Fused Disc Sw	10%			2039	**	5		B
Molded Case Bkrs	20%			2022		\$11,100	5	\$100 B
Molded Case Bkrs	50%			2039	**	5		\$200 B
Molded Case Bkrs	15%			2045	**	5		\$100 B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$14,900	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2043	* *	1		B
Thermoplastic	10%			2049	* *	1		B
Motor Controllers								
Locally Mounted	20%			2021	\$1,300	5		B
Motor Control Center	50%			2036	* *	5	\$200	B
Motor Control Center	30%			2040	* *	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$5,000	B
Generators								
Diesel	100%			2032	* *	1	\$6,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 375 Kw Generators - One Generator Supplies The Pavillion Building</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$600	B
Fuel Storage								
Day Tank	100%			2039	* *	5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 335 Gallon Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2031	* *	10	\$12,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2028	* *	10		B
Egress Lighting								
Emergency, Service	45%			2031	* *	1		B
Emergency, Battery	5%			2023	\$300	10	\$200	B
Exit, LED	30%			2058	* *	1		B
Exit, Service	20%			2023	\$500	1		B
Exterior Lighting								
HID	100%			2023	\$6,900	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	* *	5	\$200	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	* *	1-3	\$3,000	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	* *	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$4,100	2028	* *	1	\$12,800	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Control System								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Power Plant								
Explanation : 3 Units Providing Steam To Adjacent Buildings								
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$700	B
Terminal Devices								
Convactor/Radiator	80%			2028	* *	1	\$3,700	B
Fan Coil Unit/Heat	20%			2023	\$50,100	1	\$900	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	1%			2036	* *	1	\$200	B
R-134a Refrigerant, Extent : Light, Area Affected : 1%								
Location : 1st Floor A C Room								
Other Observation, Extent : Light, Area Affected : 1%								
Location : 1st Floor A C Room								
Explanation : Providing Chilled Water To The Adjacent Buildings Only								
Window/Wall Unit	10%			2018	\$3,400	1		B
No Component	89%							D
Heat Rejection								
Air Condenser Unit	1%			2031	* *	2	\$100	B
Other Observation, Extent : Light, Area Affected : 1%								
Location : Roof								
Explanation : Providing Chilled Water To The Adjacent Buildings Only								
No Component	99%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,500	B
No Component	80%							D
Exhaust Fans								
Roof	30%			2028	* *	2	\$100	B
Wall Unit	30%			2018	\$7,600	2	\$100	B
No Component	40%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	* *	1		B
Galv Iron/Steel	80%			2021	\$40,000	1		B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
HW Heat Exchanger Low Temp	100%			2033	* *	4	\$1,400	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd Floor Of Power Plant</i>					
			<i>Explanation : Provides Hot Water To Adjacent Buildings</i>					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2023	\$10,600	4	\$2,000	B
Fixtures Generic	100%							B
Vertical Transport Elevators								
Geared Traction	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : C, B, 1, 2</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression Standpipe								
Generic	100%			2033	* *	1-5	\$7,200	B
Sprinkler Generic	100%			2033	* *	1-2	\$4,000	B
Fire Pump Generic	100%			2026	* *	1	\$2,700	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Also Services The Adjacent Buildings</i>					

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : QUEENS HOSPITAL STORES - S
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.130 / 998 **Yr Built/Renovated** : 1959 /
Area Sq Ft : 49,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$930,900	\$83,100
Interior Architecture	\$143,300	\$112,100
Electrical		\$80,100
Mechanical		\$59,300
Total	\$1,074,200	\$334,600
Priority A	\$930,900	\$83,100
Priority B	\$49,800	\$139,400
Priority C	\$93,400	\$112,100
Total	\$1,074,200	\$334,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$45,500		\$2,400	
Interior Architecture	\$101,500		\$1,800	\$1,400
Electrical	\$5,300	\$1,300	\$2,100	\$1,700
Mechanical	\$5,300	\$4,100	\$4,400	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,600	\$9,400	\$14,700	\$11,400
Priority A	\$45,500		\$2,400	
Priority B	\$40,100	\$9,400	\$11,900	\$10,000
Priority C	\$76,000		\$400	\$1,400
Total	\$161,600	\$9,400	\$14,700	\$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
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$34,100	LIFE	* *	5	\$12,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Canopy At South Entrance								
Masonry: Brick	90%	Now	\$319,400	LIFE	* *	5	\$46,500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	2%			LIFE	* *	5	\$1,500	A
Metal Coiling Doors	3%			2036	* *	5	\$4,800	A
Windows								
Steel	80%	Now	\$280,200	2048	* *	5	\$29,300	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steel	20%			2039	* *	5	\$14,600	A
Parapets								
Masonry: Brick	95%	Now	\$79,600	LIFE	* *	5	\$5,800	A
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5-10	\$3,700	A
Roof								
Built-Up (BUR)	100%	Now	\$251,700	2033	* *			A
Blisters, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

Interior

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2019	\$17,200	3	\$5,700	C
Cast in Place Concrete	75%			LIFE	**	5	\$186,900	C
Cast in Place Concrete	15%	Now	\$13,300	LIFE	**	5	\$18,700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : First And Third Floors								
Vinyl Tile	5%			2028	**	3	\$1,100	C
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$18,200	C
Gypsum Board	5%			LIFE	**	5-10	\$6,500	C
Gypsum Board	15%			LIFE	**	5-10	\$19,400	C
Plaster	10%			LIFE	**	5-10	\$6,500	C
SGFT/Glazed Masonry	35%			LIFE	**	10	\$13,300	C
SGFT/Glazed Masonry	5%	Now	\$17,900	LIFE	**			C
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Exit V / C								
Ceilings								
AcousTileSusp.Lay-In	5%			2028	**	5	\$2,800	B
AcousTileSusp.Lay-In	5%			2036	**	5	\$2,800	B
Exposed Concrete	5%	Now	\$22,500	LIFE	**	5	\$400	B
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Basement Underneath Loading Dock								
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
Location : Under Loading Dock								
Exposed Concrete	80%			LIFE	**	5-10	\$57,000	B
Plaster	5%			LIFE	**	5-10	\$4,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$1,000	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$15,200	5	\$1,100	B
Raceway								
Conduit	80%			2023	\$2,100	1		B
Conduit	20%			2033	* *	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$1,200	5	\$100	B
Molded Case Bkrs	70%			2022	\$8,100	5	\$800	B
Molded Case Bkrs	20%			2031	* *	5	\$200	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Wiring									
	Braided Cloth	80%	2-4	\$3,300	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2033	* *	1		B
Motor Controllers									
	Locally Mounted	10%			2021	\$1,000	5		B
	Motor Control Center	90%			2021	\$8,700	5	\$1,000	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,200	B
Lighting									
Interior Lighting									
	Fluorescent	85%			2023	\$80,100	10	\$29,700	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	HID	10%			2023	\$1,600	10	\$100	B
	Incandescent	5%			2018	\$4,700	2		B
Egress Lighting									
	Emergency, Service	45%			2023	\$2,900	1		B
	Emergency, Battery	5%			2023	\$800	10	\$500	B
	Exit, Service	50%			2023	\$3,200	1		B
Exterior Lighting									
	HID	100%			2018	\$1,700	10	\$100	B
Alarm									
Security System									
	No Component	60%							D
	Generic	40%			2028	* *	1	\$6,000	B
Fire/Smoke Detection									
	No Component	70%							D
	Generic	30%			2031	* *	1-3	\$7,500	B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2033	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building E							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2026	* *	5	\$2,300	B

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$1,900	B
Terminal Devices								
Convactor/Radiator	30%			2028	**	1	\$3,700	B
Fan Coil Unit/Heat	70%			2028	**	1	\$8,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2023	\$20,500	2	\$200	B
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Roof							
Window/Wall Unit	65%			2018	\$59,300	1		B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,700	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2018	\$7,100	2	\$200	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	**	1		B
Galv Iron/Steel	80%			2028	**	1		B
Water Heater								
Electric	100%			2018	\$6,900	4	\$300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : This Is A Solar System							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-3							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$19,200	B
Sprinkler								
Generic	100%			2033	**	1-2	\$10,700	B

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : QUEENS HOSPITAL TRIBORO - T
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.030 / 735 **Yr Built/Renovated** : 1938 / 1999
Area Sq Ft : 244,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,8,10,ph
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$5,121,300	\$603,400
Interior Architecture		\$1,012,200	\$1,863,100
Electrical		\$218,100	\$2,872,300
Mechanical		\$436,900	\$4,391,300
Total		\$6,788,500	\$9,730,000
Priority A		\$5,121,300	\$603,400
Priority B		\$900,400	\$7,481,100
Priority C		\$766,700	\$1,645,500
Total		\$6,788,500	\$9,730,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$52,100		\$3,800	
Interior Architecture	\$25,600		\$15,400	\$20,300
Electrical	\$28,100	\$20,700	\$25,300	\$24,200
Mechanical	\$22,500	\$20,400	\$22,500	\$11,200
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$175,700	\$88,400	\$114,400	\$103,100
Priority A	\$52,100		\$3,800	
Priority B	\$98,000	\$88,400	\$95,200	\$82,800
Priority C	\$25,600		\$15,400	\$20,300
Total	\$175,700	\$88,400	\$114,400	\$103,100



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 TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$279,000	LIFE	**	5	\$70,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Canopy At North Entrance								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Exposed Rebar At Undersides Of All West Elevation Balconies From The Third Floor To The Ninth Floor.								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Underneath East Elevation Entrance Canopy								
Copper/Terne	3%			2043	**	10	\$9,900	A
Masonry: Brick	77%			LIFE	**	5	\$216,900	A
Masonry: Limestone	5%	Now	\$90,500	LIFE	**	5	\$5,300	A
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : West Elevation Base And All Window Sills Throughout.								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%	Now	\$11,400	2033	**	5	\$13,200	A
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : At Balconies								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : At Balconies								
Windows								
Aluminum	10%			2031	**	5	\$7,500	A
Steel	90%	Now	\$4,061,800	2048	**	5	\$424,500	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	80%	Now	\$89,100	LIFE	**	5	\$13,000	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : 10th Floor West Wall								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : 10th Floor								
Masonry: Limestone	10%	Now	\$20,000	LIFE	**	5	\$2,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Wood Rail	10%	Now	\$20,700	2028	**	5	\$11,600	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Missing Section 9th Floor On The South Side								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	97%	Now	\$492,600	2033	**			A
Blisters, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair C, Room 10 B-3, Kitchen								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Copper/Terne	3%			2038	**	10	\$6,900	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$129,100	C
Ceramic Tile	5%			2026	**	5	\$14,800	C
Quarry Tile	5%			2028	**	5	\$22,100	C
Terrazzo	25%			LIFE	**	5	\$115,300	C
Vinyl Tile	45%			2023	\$1,294,500	3	\$66,400	C
Vinyl Tile	5%	Now	\$7,200	2018	\$143,800	3	\$5,500	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Sixth Floor								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Room B C-10 A								
Explanation : 9x9s Evident								
Vinyl Tile	5%	Now	\$143,800	2033	**	3	\$5,500	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lobby								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Lobby								
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$16,100	C
Concrete Masonry Unit	2%			LIFE	**	5	\$5,100	C
Gypsum Board	20%			LIFE	**	5-10	\$109,400	C
Marble Panels	5%			LIFE	**	10	\$6,400	C
Plaster	8%	Now	\$48,300	LIFE	**	5	\$7,700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 10th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 10th Floor								
Plaster	40%			LIFE	**	5-10	\$109,400	C
SGFT/Glazed Masonry	20%	Now	\$303,600	LIFE	**			C
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Abandoned Kitchen In The Basement.								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%			2028	* *	5	\$88,500	B
Plaster	60%			LIFE	* *	5-10	\$304,300	B
Plaster	10%	Now	\$51,900	LIFE	* *	5	\$18,400	B

Broken/Missing Elements, Extent : Light, Area Affected : 2%

Location : Room 6 B-18 A, Kitchen

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

Location : Stair C, Room 10 B-3, Kitchen

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Stair C, Room 10 B-c, Kitchen

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	40%			2023	\$25,000	5	\$2,100	B
Molded Case Bkrs	20%			2023	\$12,500	5	\$1,100	B
Molded Case Bkrs	20%			2023	\$12,500	5	\$1,100	B
Molded Case Bkrs	20%			2023	\$12,500	5	\$1,100	B

Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$213,400	5	\$5,300	B
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Raceway

Conduit	90%			2023	\$247,900	1		B
Conduit	10%			2033	* *	1		B

Panelboards

Fused Disc Sw	10%			2022	\$27,700	5	\$500	B
Molded Case Bkrs	70%			2022	\$194,000	5	\$3,700	B
Molded Case Bkrs	20%			2031	* *	5	\$1,100	B

Wiring

Braided Cloth	70%	2-4	\$218,100	2048	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2033	* *	1		B
Thermoplastic	20%			2023	\$62,300	1		B

Motor Controllers

Locally Mounted	100%			2021	\$522,200	5	\$1,300	B
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Ground

Grounding Devices

Generic	100%	0-2	\$900	LIFE	* *	5	\$3,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Stand-by Power

Transfer Switches

Automatic	100%			2021	\$11,100	1	\$61,700	B
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2019	\$75,100	1	\$77,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : One 350 Kw</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$7,400	B
Fuel Storage								
Main Tank	100%			2026	* *	5	\$5,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2028	* *	10	\$171,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2018	\$59,800	2	\$200	B
Egress Lighting								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	50%			2018	\$16,700	1		B
Exterior Lighting								
HID	100%			2018	\$85,400	10	\$600	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	* *	5	\$1,000	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$211,700	1	\$22,500	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$966,300	1-3	\$50,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Distribution								
Steam Piping/Pump	100%			2023	\$1,605,600	4	\$14,600	B

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convector/Radiator	95%			2021	\$2,063,400	1	\$60,600	B
Induction Unit	5%			2026	* *	1	\$3,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	75%			2016	\$354,600	1		B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$121,900	B
No Component	30%							D
Exhaust Fans								
Interior	95%			2018	\$241,500	2	\$5,800	B
Roof	5%			2018	\$9,100	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2033	* *	1		B
Galv Iron/Steel	70%	Now	\$48,100	2021	\$480,800	1		B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Water Main, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,600	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-10, (2) B-9</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$99,600	B
Sprinkler								
No Component	85%							D
Generic	15%			2033	* *	1-2	\$8,300	B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000
Area Sq Ft : 163,840 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,5,PH
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$230,700	\$966,300
Interior Architecture	\$35,300	\$170,300
Electrical	\$81,000	\$894,500
Mechanical		\$520,200
Total	\$346,900	\$2,551,200
Priority A	\$230,700	\$966,300
Priority B	\$81,000	\$1,489,800
Priority C	\$35,300	\$95,000
Total	\$346,900	\$2,551,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$13,600	\$1,100	
Interior Architecture	\$11,900	\$31,300	\$37,600	
Electrical	\$12,500	\$14,100	\$9,400	\$9,300
Mechanical	\$29,300	\$34,500	\$34,700	\$34,500
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$73,500	\$113,200	\$102,500	\$63,600
Priority A		\$13,600	\$1,100	
Priority B	\$61,600	\$99,700	\$63,700	\$63,600
Priority C	\$11,900		\$37,600	
Total	\$73,500	\$113,200	\$102,500	\$63,600



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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. #37 - ROBITZEK BUILDING
Asset # : 1001

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$54,000	A
Masonry: Brick	85%			LIFE	**	5	\$91,800	A
Window Wall	5%			2040	**	5	\$20,300	A
Windows								
Aluminum	100%	Now	\$230,700	2036	**	5	\$21,700	A
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$78,600	A
Masonry: Brick	30%			LIFE	**	5	\$3,500	A
Metal Panel	5%			2046	**	5	\$2,300	A
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Coping								
Roof								
Built-Up (BUR)	5%			2025	**	10	\$3,400	A
IRMA/Protected Membrane	90%			2020	\$634,400	10	\$61,700	A
Sloped Glazing	5%			LIFE	**	5	\$45,700	A
Interior								
Floors								
Carpet	10%			2019	\$130,900	3	\$30,100	C
Cast in Place Concrete	10%			LIFE	**	5	\$43,900	C
Ceramic Tile	5%			2029	**	5	\$10,000	C
Panel/Paver: Cer/Brk	5%			2036	**	5	\$22,600	C
Quarry Tile	5%	Now	\$35,300	2033	**	5	\$7,500	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen And Receiving Area								
Vinyl Tile	65%			2025	**	3	\$48,900	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9x9 Units								
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$13,700	C
Concrete Masonry Unit	10%			LIFE	**	5	\$11,000	C
Masonry: Brick	10%			LIFE	**			C
Plaster	62%			LIFE	**	5	\$51,100	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Wood	3%			LIFE	**	5	\$33,000	C
Ceilings								
AcousTileConcealSpLn	25%			2025	**	5	\$62,700	B
AcousTileSusp.Lay-In	5%			2033	**	5	\$10,000	B
Exposed Concrete	10%			LIFE	**	5	\$3,100	B
Plaster	60%			LIFE	**	5	\$75,200	B

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2020	\$36,000	5	\$3,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 2000a</i>								
Transformers								
Dry Type	100%			2018	\$15,400	5	\$500	B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2020	\$115,100	5	\$3,600	B
Raceway								
Conduit	80%			2020	\$118,900	1		B
Conduit	20%			2040	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2028	* *	5	\$3,600	B
Wiring								
Thermoplastic	90%			2030	* *	1		B
Thermoplastic	10%			2040	* *	1		B
Motor Controllers								
Locally Mounted	20%			2033	* *	5	\$200	B
Locally Mounted	30%			2018	\$68,700	5	\$300	B
Locally Mounted	50%			2025	* *	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	\$12,000	1	\$41,400	B
Generators								
Diesel	100%			2016	\$81,000	1	\$51,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 250 KW</i>								
Batteries								
Lead/Acid	100%			2014	\$700	5	\$5,000	B
Fuel Storage								
Day Tank	50%			2028	* *	5	\$12,400	B
Main Tank	50%			2035	* *	5	\$2,000	B
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	50%			2028	* *	10	\$61,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	45%			2020	\$395,100	10	\$55,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2020	\$43,900	2	\$200	B
Egress Lighting								
Emergency, Service	50%			2020	\$12,300	1		B
Exit, LED	20%			2055	* *	1		B
Exit, Service	30%			2020	\$7,400	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2040	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bldg 15</i>								
<i>Explanation : From New Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$5,500	B
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$4,600	B
Terminal Devices								
Air Handler	75%			2025	* *	1	\$42,900	B
Fan Coil Unit/Heat	25%			2025	* *	1	\$7,500	B
Air Conditioning								
Energy Source								
Campus Steam	90%			2040	* *	1		B
Electricity	10%			2036	* *	1		B
Conversion Equipment								
Absorption	90%			2029	* *	1	\$90,100	B
Chiller/Steam/HW								
Int Pkg Unit - Cooling	10%			2021	\$149,900	2	\$600	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2040	* *	4	\$4,600	B
Terminal Devices								
Induction Unit	100%			2025	* *	1	\$29,900	B

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Heat Rejection								
	Remote Air Cond	10%			2020	\$69,500	2	\$6,400	B
	Water Cool Tower	90%			2021	\$300,700	2	\$83,800	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$51,600	B
	Exhaust Fans								
	Interior	75%			2025	* *	2	\$2,100	B
	Roof	25%			2025	* *	2	\$700	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2033	* *	1		B
	HW Heat Exchanger								
	Low Temp	100%			2040	* *	4	\$9,200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%			2014	\$6,900	4	\$2,000	B
	Sewage Ejector(s)								
	Compressed Air	100%			2030	* *	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-5								
	Explanation : 5 Units								

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.010 / 977 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 36,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$301,800	
Electrical		\$95,700
Total	\$301,800	\$95,700
Priority A	\$301,800	
Priority B		\$95,700
Total	\$301,800	\$95,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$148,900			
Interior Architecture	\$2,500	\$800	\$18,100	\$400
Electrical	\$4,700	\$800		
Mechanical	\$9,200	\$200	\$2,100	\$200
Total	\$165,200	\$1,800	\$20,200	\$600
Priority A	\$148,900			
Priority B	\$13,900	\$1,100	\$2,200	\$200
Priority C	\$2,500	\$800	\$18,100	\$400
Total	\$165,200	\$1,800	\$20,200	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	3%	Now	\$20,400	LIFE	* *	5	\$4,500	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Over Main Entrance									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Over Main Entrance									
Copper/Terne	5%	Now	\$34,700	2040	* *			A	
Deformed/Dented, Extent : Moderate, Area Affected : 15%									
Location : Courtyard									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Courtyard									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Courtyard									
Stucco Cement	92%	Now	\$121,700	2025	* *	5	\$21,900	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : At Courtyard									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Courtyard									
Windows									
Aluminum	10%			2028	* *	5	\$600	A	
Wood	90%	Now	\$180,100	2045	* *	5	\$26,000	A	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
Copper/Terne	85%	Now	\$24,100	2040	* *	5	\$6,100	A	
Deformed/Dented, Extent : Light, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Stucco Cement	15%	Now	\$4,700	2025	* *	5	\$600	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : At Courtyard									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Courtyard									

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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 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$4,900	2030	* *			A
<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	55%	Now	\$19,300	2030	* *			A
<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	25%	Now	\$16,400	2030	* *			A
<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	\$24,400	2030	* *			A
<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>								
Interior								
Floors								
Carpet	25%			2016	\$16,800	3	\$3,900	C
Ceramic Tile	5%			2023	\$12,600	5	\$500	C
Quarry Tile	10%			2025	* *	5	\$1,500	C
Terrazzo	30%			LIFE	* *	5	\$2,400	C
Vinyl Tile	30%			2020	\$32,500	3	\$1,500	C
Interior Walls								
Ceramic Tile	5%	Now	\$2,100	2023	\$6,900	5	\$100	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Corridor</i>								
Plaster	70%			LIFE	* *	5	\$900	C
Wood	25%			LIFE	* *	5	\$4,300	C
Ceilings								
AcousTileSusp.Lay-In	15%			2033	* *	5	\$1,500	B
Plaster	85%			LIFE	* *	5	\$5,500	B

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

Under 600 Volts

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

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 3000 A.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	\$800	B
Raceway								
Conduit	20%			2040	* *	1		B
Conduit	80%			2020	\$36,000	1		B
Panelboards								
Fused Disc Sw	10%			2028	* *	5	\$100	B
Molded Case Bkrs	70%			2028	* *	5	\$600	B
Molded Case Bkrs	10%			2019	\$5,000	5	\$100	B
Molded Case Bkrs	10%			2036	* *	5	\$100	B
Wiring								
Braided Cloth	10%	2-4	\$4,600	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2040	* *	1		B
Thermoplastic	60%			2030	* *	1		B
Motor Controllers								
Locally Mounted	30%			2018	\$18,300	5	\$100	B
Locally Mounted	50%			2025	* *	5	\$100	B
Locally Mounted	20%			2033	* *	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2020	\$36,400	10	\$6,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2020	\$1,900	2		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2040	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bldg 15</i>								
<i>Explanation : From New Power Plant</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$400	B
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$500	B
Terminal Devices								
Convactor/Radiator	100%			2025	* *	1	\$2,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2020	\$8,000	2	\$100	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	100%			2020	\$10,300	2	\$4,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	B
Exhaust Fans								
Interior	80%			2020	\$7,700	2	\$200	B
Roof	20%			2020	\$1,400	2		B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2040	* *	4	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,900	4	\$2,000	B
Fixtures								
Generic	100%							B

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Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999
Area Sq Ft : 4,561 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,ATT
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$43,700	
Total	\$43,700	
Priority A	\$43,700	
Total	\$43,700	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$22,200		\$100	
Interior Architecture		\$300		
Electrical	\$4,800	\$100		
Mechanical	\$600	\$1,500	\$800	\$500
Total	\$27,600	\$1,800	\$900	\$500
Priority A	\$22,200		\$100	
Priority B	\$5,400	\$1,500	\$800	\$500
Priority C		\$300		
Total	\$27,600	\$1,800	\$900	\$500



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS
Asset # : 979

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	A
Copper/Terne	5%			2040	**	10	\$1,000	A
Masonry: Brick	85%			LIFE	**	5	\$7,500	A
Masonry: Limestone	5%	Now	\$6,100	LIFE	**	5	\$300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Windows								
Aluminum	10%			2036	**	5	\$100	A
Glass Block	5%	Now	\$1,400	LIFE	**	5		A
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Wood	85%	4+	\$43,700	2045	**	5	\$6,300	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$700	A
Masonry: Limestone	50%	Now	\$9,900	LIFE	**	5	\$900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cornice								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Roof								
Built-Up (BUR)	35%			2020	\$6,600	10	\$1,100	A
Copper/Terne	60%	Now	\$4,800	2035	**			A
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Attic								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Attic								
Skylight, Metal/Glass	5%			2030	**	10	\$500	A
Interior								
Floors								
Carpet	10%			2021	\$3,600	3	\$800	C
Cast in Place Concrete	20%			LIFE	**	5	\$2,400	C
Quarry Tile	20%			2033	**	5	\$1,700	C
Terrazzo	50%			LIFE	**	5	\$2,200	C
Interior Walls								
Plaster	80%			LIFE	**	5	\$1,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	5%			2033	**	5	\$300	B
Exposed Concrete	10%			LIFE	**	5	\$100	B
Plaster	85%			LIFE	**	5	\$3,000	B

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2040	* *	5	\$100	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : Main Service Protector Rated @ 400a									
Raceway									
Conduit	90%			2020	\$17,800	1		B	
Conduit	10%			2040	* *	1		B	
Panelboards									
Fused Disc Sw	10%			2036	* *	5		B	
Molded Case Bkrs	20%			2036	* *	5		B	
Molded Case Bkrs	70%			2028	* *	5	\$100	B	
Wiring									
Braided Cloth	30%	2-4	\$4,800	2045	* *	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Thermoplastic	60%			2030	* *	1		B	
Thermoplastic	10%			2040	* *	1		B	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$100	B	
Lighting									
Interior Lighting									
Fluorescent	98%			2020	\$6,200	10	\$3,400	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
Incandescent	2%			2020	\$100	2		B	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2030	* *	1		B
	Conversion Equipment								
	Steam Boiler	100%			2025	* *	1	\$3,600	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Steam Piping/Pump	100%			2030	* *	4	\$300	B
	Terminal Devices								
	Air Handler	40%			2020	\$9,800	1	\$900	B
	Convactor/Radiator	60%			2025	* *	1	\$700	B
Air Conditioning									

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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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2015	\$900	1		B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,000	B
	Exhaust Fans								
	Interior	90%			2020	\$3,700	2	\$100	B
	Roof	10%			2020	\$400	2		B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2018	\$13,600	1		B
	Water Heater								
	Gas Fired	100%			2018	\$1,100	2	\$100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997
Area Sq Ft : 13,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$62,100	\$137,600
Mechanical		\$43,300
Total	\$62,100	\$180,900
Priority A	\$62,100	\$137,600
Priority B		\$43,300
Total	\$62,100	\$180,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$53,800			
Interior Architecture	\$1,100	\$700	\$500	
Electrical	\$6,700	\$1,200	\$100	
Mechanical	\$2,700	\$4,500	\$4,300	\$4,500
Total	\$64,200	\$6,400	\$4,900	\$4,500
Priority A	\$53,800			
Priority B	\$9,700	\$5,700	\$4,400	\$4,500
Priority C	\$700	\$700	\$500	
Total	\$64,200	\$6,400	\$4,900	\$4,500



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 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$6,900	LIFE	* *	5	\$4,900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : East Facade - Walkway Projecting From Facade							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : East Facade - Walkway Projecting From Facade							
Masonry: Brick	90%	Now	\$32,400	LIFE	* *	5	\$17,500	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
Masonry: Limestone	5%	Now	\$6,700	LIFE	* *	5	\$700	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Windows								
Wood	100%	Now	\$62,100	2045	* *	5	\$9,000	A
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	90%			LIFE	* *	5	\$60,800	A
Masonry: Brick	10%			LIFE	* *	5	\$900	A
Roof								
Asphalt Shingle	75%	Now	\$7,700	2023	\$76,800			A
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Mens Restroom							
Modified Bitumen	15%			2020	\$27,800	10	\$3,500	A
Skylight, Metal/Glass	10%			2030	* *	10	\$7,700	A
Interior								
Floors								
Carpet	2%			2019	\$2,500	3	\$600	C
Ceramic Tile	5%			2029	* *	5	\$1,000	C
Panel/Paver: Cer/Brk	3%			2028	* *	5	\$1,300	C
Quarry Tile	5%			2025	* *	5	\$1,400	C
Vinyl Tile	15%			2025	* *	3	\$1,100	C
Wood	70%			2048	* *	5	\$25,000	C
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$500	C
Plaster	95%			LIFE	* *	5	\$2,700	C

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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 14 - COLONY HALL
Asset # : 980

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

Interior

Ceilings

AcousTileSusp.Lay-In 5% Now \$400 2033 * * 5 \$500 B

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Mens Restroom

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Mens Restroom

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

Location : Mens Restroom

Plaster 95% LIFE * * 5 \$11,300 B

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2040 * * 5 \$300 B

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

Location : Electrical Room

Explanation : Main Service Protector Rated @ 1000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs 100% 2040 * * 5 \$300 B

Raceway

Conduit 20% 2040 * * 1 B

Conduit 80% 2030 * * 1 B

Panelboards

Molded Case Bkrs 50% 2028 * * 5 \$200 B

Molded Case Bkrs 50% 2036 * * 5 \$200 B

Wiring

Braided Cloth 40% 2-4 \$6,700 2045 * * 1 B

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

Location : Throughout The Building

Thermoplastic 60% 2040 * * 1 B

Motor Controllers

Locally Mounted 100% 2033 * * 5 \$100 B

Ground

Grounding Devices

Not Accessible 100% D

Lighting

Interior Lighting

Fluorescent 40% 2020 \$12,500 10 \$4,700 B

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

Location : Kitchen

Explanation : T-12 Lamps

HID 5% 2020 \$400 10 B

Incandescent 55% 2020 \$17,200 2 \$200 B

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Lighting

Egress Lighting								
Emergency, Battery	30%			2025	**	10	\$900	B
Exit, Service	70%			2025	**	1		B

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

Heating

Energy Source								
Natural Gas	100%			2040	**	1		B

Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$6,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room - First Floor</i>								
<i>Explanation : 1 Unit</i>								

Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$600	B

Terminal Devices								
Air Handler	50%			2020	\$43,300	1	\$4,000	B
Convector/Radiator	45%			2025	**	1	\$1,900	B
Fan Coil Unit/Heat	5%			2025	**	1	\$200	B

Air Conditioning

Energy Source								
Electricity	100%			2036	**	1		B

Conversion Equipment								
Reciprocating Compr/Chiller	100%			2025	**	1	\$5,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Level</i>								
<i>Explanation : Unit Mounted On Exterior Slab</i>								

Distribution								
Chilled Wtr Pipe/Pump	100%			2040	**	4	\$600	B

Terminal Devices								
Air Handler/Cool/Ht	100%			2025	**	1	\$7,900	B

Heat Rejection								
Air Condenser Unit	100%			2025	**	2	\$8,900	B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,100	B

Exhaust Fans								
Interior	100%			2025	**	2	\$400	B

Plumbing

H/C Water Piping								
Galv Iron/Steel	100%			2033	**	1		B
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2018	\$3,700	2	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.150 / 989 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 3,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$59,100			
Interior Architecture	\$4,400	\$700	\$3,800	
Electrical		\$100		
Mechanical	\$300	\$500	\$300	\$500
Total	\$63,800	\$1,300	\$4,100	\$500
Priority A	\$59,100			
Priority B	\$300	\$1,300	\$300	\$500
Priority C	\$4,400		\$3,800	
Total	\$63,800	\$1,300	\$4,100	\$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 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Stucco Cement	100%	Now	\$15,600	2025	**	5	\$2,800	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Steel	50%	Now	\$8,000	2036	**	5	\$1,400	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Steel	50%	Now	\$14,100	2045	**	5	\$1,400	A
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,200	LIFE	**	5	\$200	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Explanation : Component Is Actually Clay Tile								
Metal Rail	25%	Now	\$3,500	2040	**	5	\$1,000	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Balconies								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Balconies								
Stucco Cement	70%	Now	\$1,500	2025	**	5	\$500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Clay Tile	85%	Now	\$13,300	2030	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Copper/Terne	5%	Now	\$800	2048	* *			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over Circular Stair							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Over Circular Stair							
Roll Roofing	10%	Now	\$1,200	2022	\$1,200	5	\$200	A
	Seams Open/Split, Extent : Moderate, Area Affected : 25%							
	Location : Over Second Floor							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Office Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Over Second Floor							
Interior								
Floors								
Carpet	20%			2016	\$3,500	3	\$800	C
Ceramic Tile	5%			2029	* *	5	\$100	C
Terrazzo	45%			LIFE	* *	5	\$1,000	C
Vinyl Tile	5%			2025	* *	3	\$100	C
Wood	5%	Now	\$3,200	2060	* *	5	\$100	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Spiral Stair							
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
	Location : Spiral Stair							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Spiral Stair							
Wood	20%			2023	\$12,700	5	\$1,000	C
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$100	C
Plaster	5%	Now	\$1,200	LIFE	* *	5		C
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Spiral Stair							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Spiral Stair							
Plaster	85%			LIFE	* *	5	\$600	C
Ceilings								
AcousTileSusp.Lay-In	50%			2025	* *	5	\$1,400	B
Exposed Struc: Wood	50%			LIFE	* *			B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Conduit	100%			2030	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2028	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2030	* *	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	75%			2020	\$8,900	10	\$1,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : T-12 Lamps</i>							
Incandescent	25%			2020	\$3,000	2		B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Chandeliers</i>							
Egress Lighting								
Emergency, Battery	20%			2025	* *	10	\$100	B
Exit, Service	80%			2025	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2030	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2025	* *	1	\$1,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$100	B
Terminal Devices								
Convactor/Radiator	100%			2025	* *	1	\$600	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		B

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cooling	50%			2018	\$14,700	2	\$100	B
No Component	50%							D
Heat Rejection								
Remote Air Cond	100%			2025	* *	2	\$1,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Not Accessible	100%							D
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.160 / 981 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 5,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$193,200	
Interior Architecture		\$141,600
Mechanical		\$52,400
Total	\$193,200	\$194,000
Priority A	\$193,200	
Priority B		\$52,400
Priority C		\$141,600
Total	\$193,200	\$194,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$35,100	\$1,400		
Interior Architecture		\$300		
Electrical		\$100		
Mechanical	\$12,800	\$7,200	\$600	\$200
Total	\$47,900	\$9,000	\$600	\$200
Priority A	\$35,100	\$1,400		
Priority B	\$12,800	\$7,600	\$600	\$200
Priority C				
Total	\$47,900	\$9,000	\$600	\$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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Stucco Cement	97%	Now	\$57,300	2025	* *	5	\$10,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Wood	3%	Now	\$17,800	2040	* *	5	\$600	A
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Protruding Beams								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Protruding Beams								
Windows								
Steel	100%	Now	\$96,000	2045	* *	5	\$8,200	A
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Parapets								
Stucco Cement	65%	Now	\$3,300	2025	* *	5	\$600	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood Cornice	35%	Now	\$3,900	2030	* *	5	\$1,400	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Asphalt Shingle	80%	Now	\$39,800	2035	**			A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Built-Up (BUR)	15%	Now	\$10,100	2030	**			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over First Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over First Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over First Floor							
Copper/Terne	5%			2035	**	10	\$1,400	A
Interior								
Floors								
Wood	100%			2023	\$141,600	5	\$11,300	C
Interior Walls								
Gypsum Board	75%			LIFE	**	5	\$1,800	C
Plywood/Hardboard	25%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	10%			2025	**	5	\$600	B
Exposed Struc: Wood	80%			LIFE	**			B
Plywood/Hardboard	10%			2030	**	1		B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400a Main Service Switch In The Switchboard								
Raceway								
Conduit	100%			2030	**	1		B
Panelboards								
Molded Case Bkrs	100%			2028	**	5	\$100	B
Wiring								
Thermoplastic	100%			2030	**	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								

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

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

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

Lighting

Interior Lighting
Fluorescent

20%
 2020 \$5,300 10 \$700 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Office
Explanation : T-12 Lamps

Incandescent

80% 2020 \$21,200 2 \$100 B

Egress Lighting

Emergency, Battery

40% 2020 \$700 10 \$400 B

Exit, Service

60% 2020 \$400 1 B

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

Heating

Energy Source
Fuel Oil

100% 0-2 \$12,500 2050 * * 5 \$600 B
Corroded, Extent : Severe, Area Affected : 20%
Location : Tank Outside Exposed To Weather

Conversion Equipment
Furnace

100% 2015 \$6,200 1 \$2,000 B

Air Conditioning

Energy Source
Electricity

100% 2028 * * 1 B

Conversion Equipment

Int Pkg Unit - Cooling

80% 2018 \$52,400 2 \$200 B

No Component

20% D

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$2,300 B

Plumbing

H/C Water Piping

Galv Iron/Steel

100% 2018 \$15,200 1 B

Water Heater

Electric

100% 2015 \$800 4 B

Sanitary Piping

Cast Iron

100% LIFE * * 1 B

Fixtures

Generic

100% B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - GROUP BLDG.
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 1999
Area Sq Ft : 20,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$649,200	
Interior Architecture			\$47,600
Electrical			\$94,000
Total		\$649,200	\$141,500
Priority A		\$649,200	
Priority B			\$94,000
Priority C			\$47,600
Total		\$649,200	\$141,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$8,200			
Interior Architecture	\$1,700		\$3,400	\$600
Electrical	\$14,500	\$2,000		
Mechanical	\$1,300	\$3,600	\$1,700	\$1,300
Total	\$25,700	\$5,700	\$5,100	\$1,800
Priority A	\$8,200			
Priority B	\$15,700	\$5,700	\$1,700	\$1,300
Priority C	\$1,700		\$3,400	\$600
Total	\$25,700	\$5,700	\$5,100	\$1,800



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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - GROUP BLDG.
Asset # : 982

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	\$170,100	LIFE	* *	5	\$23,900	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Balconies,Throughout								
Exposed Reinforcement, Extent : Severe, Area Affected : 50%								
Location : Balconies,,Throughout								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Balconies,Throughout								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$9,300	A
Masonry: Brick	75%	Now	\$132,800	LIFE	* *	5	\$17,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Stair Near Front Entrance								
Windows								
Wood	25%	Now	\$67,300	2045	* *	5	\$7,300	A
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Wood	75%	Now	\$150,700	2045	* *	5	\$21,800	A
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	60%	Now	\$43,900	LIFE	* *	5	\$17,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Cornice								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Cornice								
Masonry: Brick	30%	Now	\$8,200	LIFE	* *	5	\$1,100	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Masonry: Limestone	10%			LIFE	* *	5	\$500	A

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 - GROUP BLDG.
Asset # : 982

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Clay Tile	90%	Now	\$84,500	2030	* *			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Third Floor Corridor And Ladies Restroom								
Skylight, Metal/Glass	10%			2030	* *	10	\$7,300	A
Interior								
Floors								
Carpet	30%			2019	\$44,300	3	\$10,200	C
Cast in Place Concrete	10%			LIFE	* *	5	\$4,900	C
Ceramic Tile	5%			2029	* *	5	\$1,100	C
Terrazzo	35%			LIFE	* *	5	\$6,200	C
Vinyl Tile	20%			2020	\$47,600	3	\$2,300	C
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$1,100	C
Gypsum Board	5%			LIFE	* *	5	\$700	C
Plaster	90%			LIFE	* *	5	\$6,200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Near Front Entrance								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Room 10, Stair Near Front Entrance								
Ceilings								
AcousTileSusp.Lay-In	5%			2033	* *	5	\$1,100	B
Exposed Concrete	10%			LIFE	* *	5	\$400	B
Plaster	85%			LIFE	* *	5	\$12,000	B
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Third Floor Corridor And Ladies Restroom, Stair Near Front Entrance								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	* *	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400a Main Service Protector In The Switchboard.								
Raceway								
Conduit	10%			2030	* *	1		B
Conduit	90%			2020	\$24,200	1		B
Panelboards								
Molded Case Bkrs	80%			2028	* *	5	\$400	B
Molded Case Bkrs	20%			2019	\$5,000	5	\$100	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - GROUP BLDG.

Asset # : 982

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$14,400	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2030	* *	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2020	\$94,000	10	\$13,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2020	\$4,900	2		B
Egress Lighting								
Emergency, Battery	50%			2025	* *	10	\$1,800	B
Exit, Service	50%			2025	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil	100%			2030	* *	5	\$4,700	B
Conversion Equipment								
Hot Water Boiler	100%			2033	* *	1	\$7,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2028	* *	4	\$700	B
Terminal Devices								
Convactor/Radiator	100%			2025	* *	1	\$4,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Oil Fired	100%			2018	\$5,900	1	\$500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - OLD SURGICAL PAVILION
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 1999
Area Sq Ft : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$143,400	\$42,100
Interior Architecture	\$235,900	\$159,500
Electrical		\$54,200
Total	\$379,400	\$255,900
Priority A	\$143,400	\$42,100
Priority B	\$106,600	\$54,200
Priority C	\$129,300	\$159,500
Total	\$379,400	\$255,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$27,900	\$6,800	\$700	
Interior Architecture	\$62,200	\$700	\$1,600	\$1,600
Electrical	\$2,000	\$100		
Mechanical	\$500	\$300	\$300	\$300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,600	\$11,800	\$6,500	\$5,900
Priority A	\$27,900	\$6,800	\$700	
Priority B	\$13,800	\$5,000	\$4,200	\$4,200
Priority C	\$54,800		\$1,600	\$1,600
Total	\$96,600	\$11,800	\$6,500	\$5,900



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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - OLD SURGICAL PAVILION
Asset # : 13435

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	10%	Now	\$27,900	2040	* *			A
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
Stucco Cement	90%	0-2	\$36,000	2025	* *	5	\$12,900	A
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Windows								
Aluminum	40%			2036	* *	5	\$1,300	A
Wood	60%	Now	\$69,600	2045	* *	5	\$10,000	A
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : Second Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Second Floor							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Second Floor							
Parapets								
Copper/Terne	100%			2040	* *	5	\$10,400	A
Roof								
Clay Tile	70%	Now	\$37,900	2040	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Over Second Floor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Over Second Floor							
Copper/Terne	5%			2035	* *	10	\$1,600	A
Sloped Glazing	25%			LIFE	* *	5	\$42,100	A
Interior								
Floors								
Carpet	25%			2014	\$21,300	3	\$6,500	C
Carpet	25%			2019	\$21,300	3	\$4,900	C
Ceramic Tile	50%	Now	\$31,900	2023	\$159,500	5	\$3,300	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Second Floor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Second Floor							
Interior Walls								
Ceramic Tile	100%	Now	\$129,300	2029	* *	5	\$6,600	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Second Floor							
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Second Floor							
	Other Observation, Extent : Severe, Area Affected : 75%							
	Location : Second Floor							
	Explanation : Renovation Work Incomplete							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 - OLD SURGICAL PAVILION
Asset # : 13435

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2025	* *	5	\$1,300	B
Ceramic Tile	80%	Now	\$106,600	LIFE	* *	5	\$6,500	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location :								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Second Floor								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Second Floor								
Explanation : Renovation Work Incomplete								
Plaster	10%	Now	\$7,400	LIFE	* *	5	\$800	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	* *	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 400a Main Service Protector In The Switchboard.								
Raceway								
Conduit	100%			2030	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2028	* *	5	\$300	B
Wiring								
Braided Cloth	20%	2-4	\$2,000	2045	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	80%			2030	* *	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2020	\$54,200	10	\$7,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Incandescent	5%			2020	\$2,900	2		B

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - OLD SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2030	* *	1		B
	Distribution								
	Steam Piping/Pump	100%			2030	* *	4	\$600	B
	Terminal Devices								
	Convactor/Radiator	100%			2025	* *	1	\$2,800	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2018	\$2,300	1		B
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2025	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-2								
	Explanation : 1 Unit								

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - RICHMOND BOROUGH
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.180 / 983 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 14,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$203,300	
Interior Architecture		\$172,200	
Electrical			\$57,700
Total		\$375,500	\$57,700
Priority A		\$203,300	
Priority B		\$73,300	\$57,700
Priority C		\$98,800	
Total		\$375,500	\$57,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$50,600	\$3,600		\$3,900
Electrical		\$200		
Mechanical	\$800	\$6,200	\$1,100	\$900
Total	\$51,400	\$10,000	\$1,100	\$4,800
Priority A				
Priority B	\$800	\$6,400	\$1,100	\$900
Priority C	\$50,600	\$3,600		\$3,900
Total	\$51,400	\$10,000	\$1,100	\$4,800



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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - RICHMOND BOROUGH
Asset # : 983

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$20,900	A
Windows								
Wood	100%	Now	\$119,900	2045	* *	5	\$17,300	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Asphalt Shingle	100%	Now	\$83,400	2035	* *			A
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior								
Floors								
Carpet	50%	Now	\$50,600	2022	\$50,600	3	\$11,600	C
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : First Floor								
Cast in Place Concrete	20%			LIFE	* *	5	\$6,800	C
Ceramic Tile	5%			2023	\$18,900	5	\$800	C
Wood	25%			2035	* *	5	\$7,300	C
Interior Walls								
Ceramic Tile	5%			2023	\$16,700	5	\$500	C
Plaster	95%	Now	\$98,800	LIFE	* *	5	\$2,900	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Basement								
Ceilings								
Plaster	100%	Now	\$73,300	LIFE	* *	5	\$8,100	B
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Basement								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 9								

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 - RICHMOND BOROUGH
Asset # : 983

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	* *	5	\$300	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 400a Main Service Switch In The Switchboard.						
	Raceway								
	Conduit	100%			2030	* *	1		B
	Panelboards								
	Molded Case Bkrs	100%			2028	* *	5	\$300	B
	Wiring								
	Thermoplastic	100%			2030	* *	1		B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
			Other Observation, Extent : Light, Area Affected : 0%						
			Location :						
			Explanation : Covered With Insulation						
Lighting									
	Interior Lighting								
	Fluorescent	100%			2020	\$57,700	10	\$9,500	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T-12 Lamps						
	Egress Lighting								
	Emergency, Service	50%			2020	\$900	1		B
	Emergency, Battery	50%			2020	\$2,400	10	\$1,300	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2030	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$5,100	B
	Distribution								
	Hot Wtr Piping/Pump	100%			2028	* *	4	\$500	B
	Terminal Devices								
	Convactor/Radiator	100%			2025	* *	1	\$3,400	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2028	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	20%			2015	\$5,400	1		B
	No Component	80%							D
Plumbing									

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - RICHMOND BOROUGH
Asset # : 983

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2025	* *	1		B
	Water Heater								
	Gas Fired	100%			2019	\$3,000	2	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2000
Area Sq Ft : 2,356 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$600		
Interior Architecture				
Electrical				
Mechanical	\$200	\$200	\$400	\$200
Total	\$200	\$800	\$400	\$200
Priority A		\$600		
Priority B	\$200	\$200	\$400	\$200
Priority C				
Total	\$200	\$800	\$400	\$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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

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

Exterior

Exterior Walls

Cast in Place Concrete	5%			LIFE	**	5	\$800	A
Masonry: Brick	85%			LIFE	**	5	\$2,600	A
Window Wall	10%			2040	**	5	\$1,100	A

Roof

Built-Up (BUR)	100%			2020	\$20,400	10	\$3,400	A
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$5,600	C
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Interior Walls

Cast in Place Concrete	35%			LIFE	**			C
Concrete Masonry Unit	65%			LIFE	**	5	\$400	C

Ceilings

Exposed Concrete	90%			LIFE	**	5	\$300	B
Exposed Struc: Steel	10%			LIFE	**			B

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

Under 600 Volts

Raceway

Conduit	100%			2030	**	1		B
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Panelboards

Molded Case Bkrs	100%			2028	**	5	\$100	B
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Wiring

Thermoplastic	100%			2030	**	1		B
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Motor Controllers

Locally Mounted	100%			2018	\$2,100	5		B
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Lighting

Interior Lighting

Fluorescent	70%			2020	\$8,600	10	\$1,100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

HID	30%			2020	\$2,400	10		B
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Egress Lighting

Emergency, Service	100%			2020	\$300	1		B
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Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2040	**	1		B
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$1,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Power Plant							
	Explanation : 3 Units							
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$100	B
Terminal Devices								
Fan Coil Unit/Heat	100%			2025	* *	1	\$600	B
Ventilation								
Exhaust Fans								
Interior	100%			2030	* *	2	\$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2040	* *	4	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 38 - CHAPEL
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.260 / 64 **Yr Built/Renovated** : 1973 / 2004
Area Sq Ft : 7,573 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$30,900
Total		\$30,900
Priority A		\$30,900
Total		\$30,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$6,200	\$1,300	\$2,700	
Interior Architecture	\$2,300		\$2,300	
Electrical				
Mechanical	\$600	\$700	\$1,300	\$700
Total	\$9,200	\$2,000	\$6,300	\$700
Priority A	\$6,200	\$1,300	\$2,700	
Priority B	\$600	\$700	\$1,300	\$700
Priority C	\$2,300		\$2,300	
Total	\$9,200	\$2,000	\$6,300	\$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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 38 - CHAPEL
Asset # : 64

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	* *	5	\$13,100	A	
Window Wall	5%			2040	* *	5	\$2,600	A	
Windows									
Aluminum	100%			2036	* *	5	\$5,400	A	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Stained Glass									
Roof									
Clay Tile	40%			2040	* *	10	\$7,700	A	
Copper/Terne	5%			2048	* *	10	\$2,400	A	
Modified Bitumen	20%	Now	\$6,200	2020	\$30,900			A	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Connecting Corridor To Colony Hall									
Modified Bitumen	30%			2028	* *	10	\$5,800	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Sloped Glazing	5%			LIFE	* *	5	\$12,900	A	
Interior									
Floors									
Carpet	25%			2019	\$15,100	3	\$3,500	C	
Cast in Place Concrete	15%	Now	\$2,300	LIFE	* *	5	\$3,000	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Connecting Corridor To Colony Hall									
Panel/Paver: Cer/Brk	5%			2036	* *	5	\$1,000	C	
Vinyl Tile	55%			2025	* *	3	\$1,900	C	
Interior Walls									
Masonry: Brick	100%			LIFE	* *			C	
Ceilings									
AcousTileSusp.Lay-In	25%			2033	* *	5	\$2,600	B	
Exposed Struc: Wood	60%			LIFE	* *			B	
Gypsum Board	15%			LIFE	* *	5	\$1,900	B	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Connecting Corridor To Colony Hall									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2030	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2028	* *	5	\$200	B
Wiring								
Thermoplastic	100%			2030	* *	1		B

Lighting

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 38 - CHAPEL

Asset # : 64

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

Lighting

Interior Lighting
Fluorescent

50%
2020 \$20,300 10 \$2,800 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : Cfl Lamps

Incandescent

50% 2020 \$20,300 2 \$100 B

Egress Lighting

Emergency, Service

50% 2020 \$600 1 B

Exit, Service

50% 2020 \$600 1 B

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

Heating

Energy Source

Campus Steam

100%
2040 * * 1 B
Other Observation, Extent : Light, Area Affected : 100%
Location : New Power Plant, Bldg 15
Explanation : Steam From Main Power Plant

Distribution

Steam Piping/Pump

100% 2040 * * 4 \$300 B

Terminal Devices

Air Handler

90% 2025 * * 1 \$2,900 B

Convactor/Radiator

10% 2033 * * 1 \$200 B

Air Conditioning

Energy Source

District C.W.

100%
2040 * * 1 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Robitezek Bldg
Explanation : Chilled Water From Main Chillers

Distribution

Chilled Wtr Pipe/Pump

100% 2040 * * 4 \$300 B

Terminal Devices

Air Handler/Cool/Ht

100% 2025 * * 1 \$3,200 B

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$2,900 B

Exhaust Fans

Interior

100% 2025 * * 2 \$200 B

Plumbing

H/C Water Piping

Galv Iron/Steel

100% 2033 * * 1 B

Sanitary Piping

Cast Iron

100% LIFE * * 1 B

Storm Drain Piping

Cast Iron

100% LIFE * * 1 B

*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 38 - CHAPEL

Asset # : 64

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
Fixtures									
	Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993
Area Sq Ft : 21,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 24-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$367,900	
Interior Architecture		\$506,400	
Electrical			\$101,500
Mechanical			\$193,900
Total		\$874,200	\$295,300
Priority A		\$367,900	
Priority B		\$196,800	\$295,300
Priority C		\$309,600	
Total		\$874,200	\$295,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$8,400	\$9,500	\$400	
Interior Architecture	\$600	\$800	\$3,200	
Electrical		\$4,500		
Mechanical	\$1,400	\$500	\$500	\$500
Total	\$10,500	\$15,300	\$4,100	\$500
Priority A	\$8,400	\$9,500	\$400	
Priority B	\$1,400	\$5,000	\$500	\$500
Priority C	\$600	\$800	\$3,200	
Total	\$10,500	\$15,300	\$4,100	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Stucco Cement	95%	Now	\$79,900	2025	**	5	\$28,700	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : South Facade, North Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Wood	5%	Now	\$8,400	2025	**	5	\$3,000	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Dormers							
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Dormers							
Windows								
Aluminum	10%			2036	**	5	\$700	A
Wood	90%	Now	\$219,600	2045	**	5	\$31,700	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Copper/Terne	100%			2040	**	5	\$14,600	A
Roof								
Clay Tile	90%	Now	\$68,400	2040	**			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Copper/Terne	5%			2035	**	10	\$2,200	A
Skylight, Metal/Glass	5%			2030	**	10	\$3,000	A
Interior								
Floors								
Carpet	20%			2019	\$31,800	3	\$7,300	C
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	C
Ceramic Tile	5%			2029	**	5	\$1,200	C
Vinyl Tile	25%			2025	**	3	\$2,300	C
Vinyl Tile	25%			2030	**	3	\$2,300	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Second And Third Floors							
Wood	20%	Now	\$68,600	2048	**	5	\$4,600	C
	Deteriorated Finish, Extent : Severe, Area Affected : 50%							
	Location : Third Floor							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Third Floor							

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$2,200	C
Plaster	80%	Now	\$241,000	LIFE	**	5	\$6,000	C
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Third Floor								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Third Floor								
Wood	5%			LIFE	**	5	\$5,000	C
Ceilings								
AcousTileSusp.Lay-In	15%			2033	**	5	\$3,700	B
Plaster	85%	Now	\$196,800	LIFE	**	5	\$13,000	B
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Third Floor								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2030	**	1		B
Panelboards								
Molded Case Bkrs	100%			2028	**	5	\$500	B
Wiring								
Thermoplastic	100%			2030	**	1		B
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2020	\$101,500	10	\$14,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
HID	2%			2015	\$1,500	10		B
Incandescent	3%			2020	\$3,200	2		B
Egress Lighting								
Emergency, Service	50%			2015	\$1,500	1		B
Exit, Service	50%			2015	\$1,500	1		B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2030	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Bldg 15							
	Explanation : From New Power Plant							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$1,000	B
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2018	\$193,900	1	\$5,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 50 - EMS & MEDICAL EXAMINER
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.330 / 13433 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 20,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$2,500	\$36,100		
Interior Architecture	\$3,900		\$4,000	
Electrical	\$2,100	\$15,500	\$1,400	\$1,100
Mechanical	\$600	\$3,500	\$1,800	\$3,500
Total	\$9,100	\$55,000	\$7,200	\$4,600
Priority A	\$2,500	\$36,100		
Priority B	\$2,800	\$18,900	\$3,200	\$4,600
Priority C	\$3,900		\$4,000	
Total	\$9,100	\$55,000	\$7,200	\$4,600



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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 50 - EMS & MEDICAL EXAMINER
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$5,800	A
Masonry: Brick	45%			LIFE	**	5	\$5,200	A
Metal Panel	20%			2040	**	5-10	\$15,800	A
Metal Sect. OHD	5%			2033	**	5	\$1,800	A
Weathering Steel	5%	4+	\$2,500	LIFE	**	1		A
Other Observation, Extent : Light, Area Affected : 10%								
Location : Canopy Columns								
Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel								
Window Wall	15%			2040	**	5	\$6,500	A
Parapets								
Metal Panel	25%			2040	**	5	\$7,200	A
Metal Rail	5%			2033	**	5-10	\$6,700	A
Pre-Cast Concrete	70%			LIFE	**	5	\$32,700	A
Roof								
Single Ply Membrane	100%			2025	**	10	\$24,900	A
Interior								
Floors								
Carpet	25%			2019	\$38,700	3	\$8,900	C
Cast in Place Concrete	25%			LIFE	**	5	\$13,000	C
Ceramic Tile	15%			2029	**	5	\$3,600	C
Vinyl Tile	35%			2025	**	3	\$3,100	C
Interior Walls								
Ceramic Tile	10%			2029	**	5	\$4,200	C
Concrete Masonry Unit	20%			LIFE	**	5	\$3,400	C
Gypsum Board	70%			LIFE	**	5	\$17,700	C
Ceilings								
AcousTileSusp.Lay-In	85%			2033	**	5	\$20,100	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$1,500	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 1200 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	\$100	B
Raceway								
Conduit	100%			2040	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2036	* *	5	\$400	B

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 50 - EMS & MEDICAL EXAMINER
Asset # : 13433

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	100%			2040	* *	1		B
Motor Controllers								
Locally Mounted	100%			2033	* *	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	* *	1	\$5,100	B
Generators								
Diesel	100%			2029	* *	1	\$6,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside The Building								
Explanation : 100kva Kohler System								
Batteries								
Lead/Acid	100%			2014	\$700	5	\$600	B
Fuel Storage								
Main Tank	100%			2048	* *	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	98%			2025	* *	10	\$14,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T12 And T8 Lamps								
HID	2%			2025	* *	10		B
Egress Lighting								
Exit, Service	100%			2025	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		B
Conversion Equipment								
Furnace	60%			2025	* *	1	\$4,700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Units								
Radiant Heater	40%			2025	* *	2	\$2,900	B
Other Observation, Extent : Light, Area Affected : 40%								
Location : Garage								
Explanation : 2 Gas Unit Heater								
Air Conditioning								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 50 - EMS & MEDICAL EXAMINER
Asset # : 13433

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2025	* *	2	\$1,000	B
Heat Rejection								
Air Condenser Unit	100%			2025	* *	2	\$11,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,800	B
Exhaust Fans								
Interior	20%			2028	* *	2	\$100	B
Roof	80%			2028	* *	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$4,600	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Mar-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
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Exterior Architecture

Interior Architecture

Electrical

Total

Priority A

Priority B

Priority C

Total

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Metal Panel	100%			2033	* *	10	\$1,300	A
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$1,200	C
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	* *	3		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Two 1200 Amp 13.2 KV Feeder Switches								
Transformers								
Liquid Filled	100%			2025	* *	3		B
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2028	* *	5		B
Wiring								
Thermoplastic	100%			2030	* *	1		B
Lighting								
Interior Lighting								
Fluorescent	100%			2020	\$2,600	10	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Shed								
Explanation : T-12 Lamps								

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

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

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM
Address : 760 BROADWAY @FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 24,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Jan-2009 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture			\$58,300
Mechanical			\$375,800
Total			\$434,100
Priority	B		\$375,800
Priority	C		\$58,300
Total			\$434,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$20,400		\$2,700	\$14,400
Interior Architecture	\$4,800		\$6,500	
Electrical	\$100		\$100	
Mechanical	\$1,900	\$1,800	\$3,500	\$1,800
Total	\$27,200	\$1,800	\$12,800	\$16,200
Priority	A		\$2,700	\$14,400
Priority	B	\$1,800	\$3,600	\$1,800
Priority	C		\$6,500	
Total	\$27,200	\$1,800	\$12,800	\$16,200



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
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$6,400	A
Weathering Steel	80%			LIFE	**	1		A
Windows								
Aluminum	100%			2036	**	5	\$5,400	A
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$100	A
Weathering Steel	90%			LIFE	**	1		A
Roof								
Metal Panel	35%			2037	**	10	\$14,400	A
Single Ply Membrane	60%	Now	\$4,900	2028	**			A
<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</i>								
Skylight, Metal/Glass	5%	Now	\$15,500	2040	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stair Towers</i>								
Interior								
Floors								
Carpet	35%			2019	\$52,800	3	\$13,100	C
Terrazzo	20%			LIFE	**	5	\$3,900	C
Vinyl Tile	45%			2025	**	3	\$4,200	C
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			C
Fabric on Framing	10%			2021	\$58,300	5	\$1,600	C
Gypsum Board	60%			LIFE	**	5	\$11,200	C
Plaster	28%			LIFE	**	5	\$2,600	C
Ceilings								
Gypsum Board	75%	Now	\$4,800	LIFE	**	5	\$23,400	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Plaster	25%			LIFE	**	5	\$3,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2030	**	1		B
Panelboards								
Molded Case Bkrs	100%			2028	**	5	\$500	B
Wiring								
Thermoplastic	100%			2030	**	1		B
Lighting								

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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
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

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

Lighting

Interior Lighting									
Fluorescent		30%			2020	\$11,400	10	\$4,600	B
Incandescent		70%			2020	\$26,500	2	\$300	B
Egress Lighting									
Exit, Service		100%			2025	* *	1		B

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

Heating

Distribution									
Hot Wtr Piping/Pump		40%			2028	* *	4	\$300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Adjacent To Auditorium</i>									
<i>Explanation : From Main Bldg</i>									
Steam Piping/Pump		60%			2030	* *	4	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Adjacent To Auditorium</i>									
<i>Explanation : From Main Bldg</i>									
Terminal Devices									
Air Handler		60%			2020	\$62,900	1	\$6,200	B
Fan Coil Unit/Heat		40%			2020	\$116,400	1	\$2,200	B

Air Conditioning

Distribution									
Chilled Wtr Pipe/Pump		100%			2040	* *	4	\$800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Adjacent To Auditorium</i>									
<i>Explanation : From Main Bldg</i>									
Terminal Devices									
Air Handler/Cool/Ht		60%			2020	\$49,500	1	\$6,200	B
Fan Coil - Cool/Heat		40%			2020	\$147,100	1	\$2,200	B

Ventilation

Distribution									
Ductwork/Diffusers		100%			LIFE	* *	2-5	\$9,300	B
Exhaust Fans									
Interior		100%			2025	* *	2	\$500	B

Plumbing

H/C Water Piping									
Galv Iron/Steel		100%			2033	* *	1		B
Sanitary Piping									
Cast Iron		100%			LIFE	* *	1		B
Storm Drain Piping									
Cast Iron		100%			LIFE	* *	1		B
Fixtures									
Generic		100%							B

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

Print Date : 22-Oct-2012

HEALTH AND HOSPITALS CORP. - FY 2013

Asset Name : WOODHULL MEDICAL CENTER MAIN
Address : 760 BROADWAY @FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10A
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$15,996,100	\$747,900
Interior Architecture	\$4,860,000	\$11,224,600
Electrical	\$117,300	\$21,930,000
Mechanical	\$6,467,200	\$20,995,600
Total	\$27,440,600	\$54,898,100
Priority A	\$15,996,100	\$747,900
Priority B	\$7,468,800	\$43,939,700
Priority C	\$3,975,700	\$10,210,600
Total	\$27,440,600	\$54,898,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$21,500	
Interior Architecture		\$34,100		\$110,800
Electrical	\$168,200	\$166,600	\$153,500	\$143,200
Mechanical	\$509,600	\$341,700	\$568,100	\$404,500
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$816,000	\$680,500	\$881,200	\$796,700
Priority A			\$21,500	
Priority B	\$816,000	\$646,400	\$859,700	\$685,900
Priority C		\$34,100		\$110,800
Total	\$816,000	\$680,500	\$881,200	\$796,700



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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Copper/Terne	2%			2056	**	10	\$9,800	A	
Masonry: Brick	25%			LIFE	**	5	\$52,000	A	
Metal Panel	3%			2041	**	5-10	\$42,900	A	
Pre-Cast Concrete	5%			LIFE	**	5	\$33,800	A	
Weathering Steel	45%			LIFE	**	1		A	
Other Observation, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Explanation : Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking									
Window Wall	20%	Now	\$117,100	2041	**	5	\$78,000	A	
Glazing Clouded, Extent : Severe, Area Affected : 70%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Clearstories									
Windows									
Aluminum	90%	Now	\$14,873,800	2046	**	5	\$150,900	A	
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout Building.									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Glass Block	2%			LIFE	**	5	\$4,200	A	
Metal Louvers	8%			2030	**	10	\$167,700	A	
Parapets									
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	A	
Masonry: Brick	20%			LIFE	**	5	\$3,800	A	
Metal Rail	20%			2034	**	5-10	\$69,000	A	
Weathering Steel	45%	Now	\$35,400	LIFE	**	1		A	
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Lower Wing At West Side									
Explanation : Soft Joints Are Deteriorated									
Under Construction	10%							D	
Other Observation, Extent : Light, Area Affected : 0%									
Location : Elevator Machine Room Towers.									
Explanation : Construction Located									

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Cast in Place Concrete	25%			LIFE	**			A	
IRMA/Protected Membrane	30%	Now	\$256,400	2026	**			A	
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : 10th Floor Roof.								
	Explanation : Roof Drains Leaking.								
Single Ply Membrane	25%			2026	**	10	\$56,100	A	
	Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Over Fourth Floor Terrace								
Sloped Glazing	10%	Now	\$615,400	LIFE	**	5	\$299,200	A	
	Glazing Clouded, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Third Floor, Spiral Staircase								
Under Construction	10%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Machine Room Towers.								
	Explanation : Elevator Machine Room Roofs Under Construction.								
Interior									
Floors									
Cast in Place Concrete	20%	Now	\$425,000	LIFE	**	5	\$596,500	C	
	Drains Inad/Misposn, Extent : Severe, Area Affected : 25%								
	Location : Fourth Floor Garage								
Ceramic Tile	5%			2030	**	5	\$68,200	C	
Quarry Tile	5%			2034	**	5	\$102,300	C	
Terrazzo	5%			LIFE	**	5	\$53,300	C	
Vinyl Tile	65%	Now	\$3,456,200	2021	\$8,640,400	3	\$332,300	C	
	Adhesion Failure, Extent : Moderate, Area Affected : 75%								
	Location : Gallery Spaces Around Perimeter Of Various Floors Based On Air And Moisture Infiltration From Adjacent Windows.								
Interior Walls									
Ceramic Tile	5%			2030	**	5	\$86,900	C	
Concrete Masonry Unit	10%			LIFE	**	5	\$69,500	C	
Gypsum Board	65%			LIFE	**	5	\$678,000	C	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Third Floor Near Recovery Room								
Masonry: Brick	5%			LIFE	**			C	
Plaster	15%			LIFE	**	5	\$78,200	C	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

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

Interior

Ceilings

AcousTile,Adhered	30%			2026	* *	5	\$409,000	B
Exposed Struc: Steel	5%			LIFE	* *			B
Exposed Struc: Steel	10%	Now	\$634,400	LIFE	* *			B

Corrosion/Rusting, Extent : Severe, Area Affected : 5%

Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.

Gypsum Board	30%			LIFE	* *	5	\$511,300	B
Metal Panel	10%	Now	\$45,300	LIFE	* *	5	\$170,400	B

Water Penetration, Extent : Light, Area Affected : 60%

Location : Northeast Corner Of 4th Floor Parking Garage.

Plaster	15%			LIFE	* *	5	\$127,800	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	60%			2021	\$99,900	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 2500 Amp.</i>								

Fused Disc Sw	40%			2041	* *	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 5000 Amp.</i>								

Transformers

Dry Type	80%			2026	* *	5	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Each Floor</i>								
<i>Explanation : Three 300 Kva</i>								

Dry Type	20%			2026	* *	5	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva.</i>								
<i>One 45 Kva For Fire Alarm.</i>								

Switchgear / Switchboard

Fused Disc Sw	60%			2031	* *	5	\$2,300	B
Fused Disc Sw	40%			2041	* *	5	\$1,600	B

Raceway

Conduit	90%			2031	* *	1		B
Conduit	10%			2041	* *	1		B

Panelboards

Fused Disc Sw	15%			2037	* *	5	\$3,000	B
Fused Disc Sw	5%			2037	* *	5	\$1,000	B
Molded Case Bkrs	80%			2020	\$674,500	5	\$18,400	B

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

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	90%			2031	* *	1		B
Thermoplastic	10%			2041	* *	1		B
Motor Controllers								
Locally Mounted	20%			2019	\$313,300	5	\$1,200	B
Locally Mounted	10%			2034	* *	5	\$600	B
Motor Control Center	70%			2019	\$1,096,600	5	\$16,600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$12,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flushing Ave. Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	90%			2019	\$10,000	1	\$240,500	B
Automatic	10%			2034	* *	1	\$26,700	B
Generators								
Diesel	100%			2017	\$75,100	1	\$335,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1500 Kw.</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$32,100	B
Fuel Storage								
Day Tank	50%			2029	* *	5	\$84,500	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 275 Gallons</i>								
Main Tank	50%			2036	* *	5	\$13,500	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	93%			2021	\$5,141,600	10	\$777,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Mostly T-8 And T-5</i>								
HID	7%			2021	\$272,300	10	\$2,100	B
Egress Lighting								
Exit, Service	100%			2026	* *	1		B
Exterior Lighting								
HID	100%			2031	* *	10	\$2,800	B
Lightning Protection								

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

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

Lightning Protection
Arresters/Cabling
Generic

100% 2024 * * 5 \$2,400 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Roof
Explanation : Copper And Steel
Missing Rods (Tower #3 and on top of staircase 6 A)

Alarm

Security System
Generic

100% 2021 \$3,055,000 1 \$323,900 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Fixed Cameras.

Fire/Smoke Detection
Generic

100% 2021 \$10,457,400 1-3 \$534,400 B
Other Observation, Extent : Light, Area Affected : 75%
Location : Throughout
Explanation : Addressable.

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2-4 \$436,900 2041 * * 1 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Boiler Room
Explanation : 150,000 Gallon Capacity Of #6 In Underground Tanks / Tanks Are On
Extended Life

Conversion Equipment

Heat Exchanger
Steam Boiler

20% 2030 * * 1 \$90,300 B
80% 2026 * * 1 \$722,600 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room
Explanation : 3 Units

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	50%	0-2	\$53,400	2029	* *	4	\$22,500	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Spaces</i>								
Steam Piping/Pump	50%	0-2	\$74,200	2031	* *	4	\$22,500	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves, Boiler Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Spaces</i>								
<i>Steam Traps Faulty, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler	50%			2016	\$2,864,700	1	\$282,100	B
Convactor/Radiator	20%			2026	* *	1	\$59,000	B
Fan Coil Unit/Heat	30%			2021	\$4,773,100	1	\$88,500	B
Air Conditioning								
Energy Source								
Electricity	80%			2037	* *	1		B
Steam/HW System	20%			2031	* *	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	20%			2017	\$700,700	1	\$197,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : On Extended Life / 2 Units</i>								
Centrifugal, Elec Chiller	75%			2030	* *	1	\$740,100	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Plant 4 Units</i>								
Ext Pkg Unit - Cooling	5%			2021	\$245,300	2	\$2,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Split Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$519,400	2031	* *	4	\$45,000	B
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2021	\$2,256,700	1	\$282,100	B
Fan Coil - Cool/Heat	50%			2021	\$10,057,300	1	\$147,400	B
Heat Rejection								
Remote Air Cond	5%			2021	\$317,400	2	\$31,700	B
Water Cool Tower	95%			2022	\$2,897,700	2	\$871,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$508,000	B

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	100%	Now	\$117,500	2016	\$1,174,700	2	\$22,500	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vibration Eliminators</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$63,500	2031	* *	1		B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Water Heater								
Electric	1%			2019	\$1,600	4	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 85 Gallon / 1 50 Gallon</i>								
No Component	99%							D
HW Heat Exchanger								
Low Temp	100%			2041	* *	4	\$90,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Instantaneous / No Storage</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$46,200	LIFE	* *	1		B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Storm Drain Piping								
Cast Iron	100%	0-2	\$296,800	LIFE	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Garage</i>								
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,600	4	\$1,300	B
Backflow Preventer								
Generic	100%			2021	\$103,000	1	\$56,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (9) 1-10 (4) 1-14</i>								
<i>Explanation : 13 Units (4 Units Serve Auditorium)</i>								
Hydraulic	10%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$477,200	B
Sprinkler									
	Generic	100%			2041	* *	1-2	\$255,600	B
Fire Pump									
	Generic	100%			2024	* *	1	\$170,400	B

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HEALTH AND HOSPITALS CORP. - 819**Project : HEALTH & HOSPITALS CORP.**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Miscellaneous Buildings	421,000	340,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Miscellaneous Buildings	52,000	15,800	21,400	16,200

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	233,200	25,400
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	86,100	9,400
47	CUMBERLAND NFCC BLDG QH	4,200	155,400	16,900
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	233,200	25,400
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	26,900	14,200
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	26,900	14,200

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