

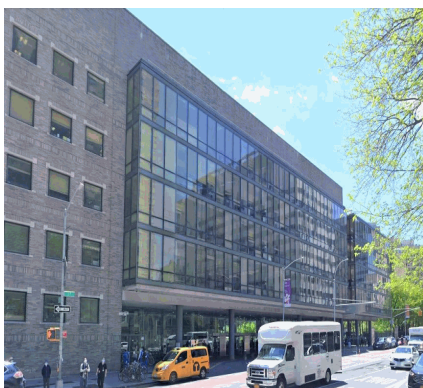
Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$307,800	\$2,714,500
Interior Architecture	\$213,100	\$9,516,200
Electrical	\$54,900	\$4,218,400
Mechanical	\$2,995,300	\$4,756,100
Site Pavements		\$1,167,400
Total	\$3,571,100	\$22,372,600
Importance Code A	\$307,800	\$2,844,900
Importance Code B	\$3,201,800	\$17,528,100
Importance Code C	\$61,400	\$1,999,600
Total	\$3,571,100	\$22,372,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$95,800	\$45,700		
Interior Architecture	\$59,400	\$9,600	\$116,800	\$14,600
Electrical	\$45,600	\$36,100	\$36,400	\$37,600
Mechanical	\$568,600	\$68,200	\$59,400	\$37,200
Site Pavements	\$3,700			
Elevators/Escalators	\$44,600	\$44,600	\$44,600	\$44,600
Total	\$817,700	\$204,200	\$257,300	\$134,100
Importance Code A	\$95,800	\$46,100		
Importance Code B	\$721,900	\$158,200	\$257,300	\$134,100
Importance Code C				
Total	\$817,700	\$204,200	\$257,300	\$134,100



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 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
Exterior									
Exterior Walls									
	Masonry: Brick	42%			LIFE	**	5	\$98,800	
	Masonry: Granite	5%	0-2	\$48,500	LIFE	**	5	\$8,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Metal Panel	5%			2043	**	5-10	\$80,800	
	Pre-Cast Concrete	3%			LIFE	**	5	\$22,900	
	Stucco Cement	7%			2038	**	5	\$41,200	
	Window Wall	38%			2043	**	5	\$335,100	
Windows									
	Aluminum	95%			2041	**	5	\$3,200	
	Metal Louvers	5%			2036	\$9,800	10	\$1,100	
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$2,900	
	Masonry: Brick	35%	Now	\$8,000	LIFE	**	5	\$3,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Base Flashing Loose On The South Wall									
	Metal Panel	5%			2043	**	5	\$1,700	
	Metal Rail	5%	4+	\$1,500	2038	**	5	\$3,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Pre-Cast Concrete	5%	Now	\$700	LIFE	**	5	\$2,700	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Northwest Face									
	Stucco Cement	20%			2038	**	5	\$4,500	
Roof									
	IRMA/Protected Membrane	65%	Now	\$37,100	2033	\$1,852,500			
Vegetation Growth, Extent : Light, Area Affected : 2%									
Location : Main Roof									
	Sloped Glazing	35%	Now	\$140,300	LIFE	**	5	\$536,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Locations At Exterior Skylight Gutter									
Soffits									
	Stucco Cement	100%			2038	**	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2029	\$113,800	3	\$9,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : Auditorium							
	Cast in Place Concrete	5%	4+	\$27,400	LIFE	* *	5	\$33,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Basement							
	Ceramic Tile	5%			2036	\$906,700	5	\$15,400	
	Granite Panels	25%			LIFE	* *	5	\$57,600	
	Sheet Vinyl/Rubber	20%	0-2	\$84,200	2033	\$4,208,500	5	\$46,100	
		Seams Open/Split, Extent : Light, Area Affected : 10%							
		Location : Balconies							
	Traffic Topping	5%			2038	* *	5	\$19,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Refers To Epoxy Paint With Sand							
	Vinyl Tile	38%	4+	\$67,500	2033	\$3,376,300	3	\$43,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Throughout 4th Floor							
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout 4th Floor							
Interior Walls									
	Cast in Place Concrete	2%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Wall Location							
	Ceramic Tile	5%			2036	\$764,500	5	\$13,300	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$5,300	
	Glass: Single Pane	2%			LIFE	* *	5	\$4,000	
	Gypsum Board	79%	Now	\$61,400	LIFE	* *	5	\$125,800	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Various Walls Located Below Skylight Base							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Various Walls Located Below Skylight Base							
	Masonry: Brick	5%			LIFE	* *			
	Wood	2%			LIFE	* *	5	\$21,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : Auditorium							

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	30%	4+	\$32,100	2038	**	5	\$46,100	
		Worn/Erode, Extent : Light, Area Affected : 5%							
		Location : Throughout 4th Floor							
	Exposed Struc: Concrete	15%			LIFE	**	5	\$7,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And Mechanical Space							
		Explanation : Ceiling Location							
	Exposed Struc: Steel	5%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And Penthouse							
		Explanation : Ceiling Location							
	Exposed Struc: Steel	30%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : At Entrance Lobby							
		Explanation : Space Frame							
	Gypsum Board	20%			LIFE	**	5	\$76,800	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2053	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%	Now	\$3,700	2038	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Pavers/Stone	10%			2036	\$58,200			
On-Site Walkways									
	Cast in Place Concrete	10%			2038	**			
	Masonry: Granite	10%			LIFE	**			
	Pavers/Stone	80%			2036	\$1,027,400			
Parking/Driveway									
	Asphalt	100%			2036	\$81,800			

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

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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
Under 600 Volts									
Transformers									
	Dry Type	100%			2046	**	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Multiple Locations									
Explanation : Five 50 Kilowatt Ampere Transformers									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2053	**	5	\$300	
	Molded Case Bkrs	70%			2053	**	5	\$3,800	
Raceway									
	Conduit	100%			2053	**	1		
Panelboards									
	Fused Disc Sw	10%			2049	**	5	\$500	
	Molded Case Bkrs	90%			2049	**	5	\$4,900	
Wiring									
	Thermoplastic	100%			2053	**	1		
Motor Controllers									
	Locally Mounted	20%			2046	**	5	\$300	
	Motor Control Center	50%			2046	**	5	\$2,800	
	Variable Frequency Drive	30%	4+	\$54,900	2046	**			
Mech. Misoperation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Mechanical Equipment Room									
Explanation : Ground Observed									
Stand-by Power									
Transfer Switches									
	Automatic	90%			2046	**	1	\$57,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : 8 Units									
	Automatic	10%			2038	**	1	\$6,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse									
Explanation : 2 Units For Fire Pump									
Generators									
	Diesel	100%	4+	\$2,300	2036	\$113,800	1	\$72,100	
Enclosure Corroded, Extent : Moderate, Area Affected : 1%									
Location : Corroded Exhaust In Penthouse									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse									
Explanation : One 1,000 Kilowatt									

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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
Stand-by Power Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$7,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 200 Kilowatt Load Bank Present							
Fuel Storage									
	Day Tank	50%			2041	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Penthouse							
		Explanation : One 250 Gallon							
	Underground Storage	50%			LIFE	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Adjacent To Building Z							
		Explanation : 15,000 Gallons Shared With Building Z							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2033	\$2,967,900	10	\$170,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	HID	1%	4+	\$500	2038	**			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working In 4th Floor Waiting Area							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Atrium							
		Explanation : 4th Floor Canopy And Waiting Area							
	Incandescent	1%	4+	\$700	2033	\$36,500	2		
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working In 4th Floor Waiting Area							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor Waiting Area							
		Explanation : Halogen Lights Observed							
	LED	8%			2038	**			
Egress Lighting									
	Emergency, Service	50%			2038	**	1		
	Exit, LED	5%			2061	**	1		
	Exit, Service	45%			2038	**	1		
Exterior Lighting									
	HID	30%	4+	\$6,100	2038	**			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Not Working For Roof Lighting							
	No Component	70%							
Alarm									

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

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

Alarm

Security System	Generic	100%			2033	\$406,900	1	\$77,300	
Fire/Smoke Detection	Generic, Analog	100%			2033	\$559,100	1-3	\$131,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Main Building 9th Floor</i>									
<i>Explanation : Alarm Control System Located At Main Building</i>									

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

Heating

Energy Source	Utility Steam	100%			2043	* *	1		
Conversion Equipment	Pres. Reducing Valve/LP Steam	100%			2036	\$130,500	5	\$12,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Dual Stage Reducing Station</i>									
Distribution	Hot Wtr Piping/Pump	20%			2041	* *	4	\$2,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Shell And Tube Heat Exchangers And Pumps Provide Perimeter Heat</i>									
	Central Plant Steam Piping/Pmp	80%			2043	* *	4	\$12,200	
Terminal Devices	Air Handler	80%			2033	\$3,262,900	1	\$102,400	
	Convactor/Radiator	20%			2038	* *	1	\$13,400	
Controls	Electrical	40%			2027	\$482,000			
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Pneumatic	60%	0-2	\$502,700	2027	\$2,513,300			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Equipment And Devices Throughout</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Equipment And Devices Obsolete.</i>									

Air Conditioning

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

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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
Air Conditioning									
	Conversion Equipment								
	Split Unit	5%			2033	\$257,300			
	No Component	95%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$400	2043	* *	4	\$10,200	
				Corroded, Extent : Severe, Area Affected : 100%					
				Location : Chilled Water Valves At Air Handling Unit-5 On Roof					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Building H					
				Explanation : Chilled Water From Adjacent Building					
	Terminal Devices								
	Air Handler/Cool/Ht	98%			2033	\$206,100	1	\$125,500	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : 7 Units					
	Air Handler/Cool/Ht	2%			2033	\$4,200	1	\$2,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Second Floor Mechanical Room					
				Explanation : 2 Units Serve Auditorium					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$115,400	
	Exhaust Fans								
	Interior	40%			2033	\$384,500	2	\$2,500	
	Roof	60%			2033	\$252,300	2	\$3,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2043	* *	4	\$30,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$6,700	4	\$6,600	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$12,700	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Three Units From Basement To 4th Floor, Three Units From Ground To 4th Floor									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2043		* *	1-5	\$104,400
Sprinkler									
	Generic	100%			2043		* *	1-2	\$58,000
Fire Pump									
	Generic	100%			2036	\$206,900	1	\$38,700	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$5,231,700	\$844,000
Interior Architecture	\$2,291,100	\$12,934,600
Electrical	\$1,343,100	\$2,874,600
Mechanical	\$3,941,800	\$16,503,900
Total	\$12,807,800	\$33,157,000
Importance Code A	\$5,327,000	\$907,500
Importance Code B	\$6,297,700	\$30,243,000
Importance Code C	\$1,183,100	\$2,006,500
Total	\$12,807,800	\$33,157,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$186,400	\$9,000		
Interior Architecture	\$18,900	\$56,800	\$717,100	\$18,900
Electrical	\$62,300	\$49,800	\$42,800	\$40,400
Mechanical	\$138,500	\$74,700	\$60,600	\$30,000
Elevators/Escalators	\$34,600	\$34,600	\$34,600	\$34,600
Total	\$440,600	\$225,000	\$855,100	\$123,800
Importance Code A	\$186,400	\$9,800	\$4,500	
Importance Code B	\$254,200	\$215,100	\$850,600	\$123,800
Importance Code C				
Total	\$440,600	\$225,000	\$855,100	\$123,800



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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
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$2,609,400	LIFE	* *	5	\$302,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout Courtyard								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Masonry: Granite	5%	0-2	\$38,400	LIFE	* *	5	\$17,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Masonry: Limestone	5%	Now	\$38,400	LIFE	* *	5	\$17,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Courtyard								
Metal Panel	20%			2043	* *	5-10	\$640,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Stainless Steel Panel								
Pre-Cast Concrete	5%	Now	\$35,400	LIFE	* *	5	\$75,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Aluminum	98%	Now	\$746,200	2041	* *	5	\$37,400	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Bronze/Brass	2%	Now	\$142,200	2041	* *	5	\$4,800	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Chapel								
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Chapel								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Chapel								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chapel 2nd Floor								
Explanation : Stained Glass Windows								

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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
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,900	LIFE	**	5	\$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	80%	Now	\$86,800	LIFE	**	5	\$6,500	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout, East Facade, West Facade								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Erode, Extent : Light, Area Affected : 30%								
Location : Throughout								
Metal Panel	5%	Now	\$3,500	2043	**	5	\$800	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Rail	10%			2038	**	5-10	\$14,800	
Roof								
Copper/Terne	5%	0-2	\$17,200	2048	**			
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Roof Fascia Throughout								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Modified Bitumen	25%	Now	\$35,700	2038	**			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout Lower Roofs								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Panel/Paver: Cer/Brk	10%	Now	\$8,800	2043	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Roof Drains								
Roll Roofing	5%			2032	\$42,400	5	\$10,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Bulkheads Over Main Roof								
Explanation : Refers To Green Painted Roofing Covering Rooftop Bulkheads								
Single Ply Membrane	55%	Now	\$1,472,600	2043	**			
Adhesion Failure, Extent : Moderate, Area Affected : 50%								
Location : Throughout Upper Roof								
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout Upper Roof								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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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
Interior								
Floors								
Carpet	10%			2029	\$698,300	3	\$56,600	
Cast in Place Concrete	5%	Now	\$167,900	LIFE	* *	5	\$41,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Mechanical Room In Basement								
Ceramic Tile	5%			2036	\$1,113,000	5	\$18,900	
Granite Panels	5%			LIFE	* *	5	\$14,100	
Sheet Vinyl/Rubber	15%			2033	\$3,874,700	5	\$84,800	
Terrazzo	15%	Now	\$276,800	LIFE	* *	5	\$44,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stairs And Basement								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : At Stairs								
Traffic Topping	5%	Now	\$94,200	2033	\$942,000	5	\$11,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Vinyl Tile	10%			2033	\$1,636,000	3	\$18,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 1st Floor Corridors								
Vinyl Tile	30%			2033	\$3,272,100	3	\$56,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2036	\$1,812,700	5	\$31,500	
Concrete Masonry Unit	5%	4+	\$61,900	LIFE	* *	5	\$12,600	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Basement								
Gypsum Board	20%	0-2	\$92,200	LIFE	* *	5	\$75,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Granite Panels	5%			LIFE	* *			
Granite Panels	2%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Actually Terrazzo Type Panels								
Plaster	36%	Now	\$288,600	LIFE	* *	5	\$68,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%	Now	\$740,400	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 75%								
Location : Various Locations At The Basement Level								
Wood	2%			LIFE	* *	5	\$50,300	

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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
Interior									
Ceilings									
	AcousTile,Adhered	10%			2038	* *	5	\$28,800	
	AcousTileSusp.Lay-In	20%			2046	* *	5	\$57,700	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Exposed Struc: Concrete	15%	Now	\$339,400	LIFE	* *	5	\$6,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Gypsum Board	5%			LIFE	* *	5	\$18,000	
	Plaster	50%	Now	\$229,600	LIFE	* *	5	\$90,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Chapels And Throughout								
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2053	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Located At Areaways								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2038	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Throughout								

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2046	* *	5	\$1,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room And Electrical Closet									
Explanation : Two 300 Kilovolt-ampere And Eight Multiple Ratings In Kilovolt-ampere 480 Volts To 208/120 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2053	* *	5	\$8,600	
Raceway									
	Conduit	80%			2033	\$382,500	1		
	Conduit	20%			2053	* *	1		
Panelboards									
	Fused Disc Sw	5%			2049	* *	5	\$400	
	Fused Disc Sw	5%			2032	\$25,100	5	\$400	
	Molded Case Bkrs	80%			2032	\$401,200	5	\$6,900	
	Molded Case Bkrs	10%			2049	* *	5	\$900	
Wiring									
	Braided Cloth	80%	2-4	\$569,400	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2033	\$71,200	1		
	Thermoplastic	10%			2053	* *	1		
Motor Controllers									
	Locally Mounted	30%			2031	\$204,800	5	\$700	
	Motor Control Center	60%			2031	\$548,600	5	\$5,300	
	Variable Frequency Drive	10%	4+	\$18,300	2046	* *			
Mech. Misoperation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$4,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	* *	1	\$100,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room And Electrical Closet									
Explanation : 6 Units With Different Ratings									
Lighting									

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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	

Lighting

Interior Lighting

Fluorescent

5%

2033

\$200,700

10

\$11,600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Fluorescent

10%

2033

\$401,300

10

\$23,100

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

85%

2038

* *

Egress Lighting

Emergency, Service

60%

2038

* *

1

Exit, LED

20%

2061

* *

1

Exit, Service

20%

2038

* *

1

Exterior Lighting

HID

10%

2028

\$158,900

10

\$100

LED

20%

2038

* *

No Component

70%

Alarm

Security System

Generic

100%

2033

\$639,200

1

\$121,500

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

Fire/Smoke Detection

Generic, Analog

70%

2028

\$614,800

1-3

\$140,300

Generic, Digital

30%

2038

* *

1-3

\$60,100

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

Heating

Energy Source

Utility Steam

100%

2033

\$84,300

1

Conversion Equipment

Pres. Reducing Valve/LP
Steam

40%

2036

\$63,500

5

\$6,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Single Stage Reducing Station Provides For Hot Water Radiation.*Pres. Reducing Valve/LP
Steam

60%

2029

\$95,300

5

\$9,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Double Stage Reducing Station Provides For Hydronic Radiation.*

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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
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2032	\$288,400	4	\$9,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 2 Shell And Tube Heat Exchangers And 2 Pumps For Radiation System.							
	Hot Wtr Piping/Pump	15%			2041	* *	4	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 1 Shell And Tube Heat Exchanger And 2 Pumps For Reheat System.							
	Central Plant Steam Piping/Pmp	25%	0-2	\$37,100	2033	\$1,854,400	4	\$3,100	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100%							
		Location : Throughout Basement							
	Central Plant Steam Piping/Pmp	10%			2053	* *	4	\$1,200	
Terminal Devices									
	Air Handler	30%			2033	\$1,489,200	1	\$46,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : See Air Conditioning							
	Convactor/Radiator	65%			2031	\$1,402,100	1	\$52,900	
	Convactor/Radiator	5%			2046	* *	1	\$4,100	
Controls									
	Electrical	40%	0-2	\$757,200	2033	\$757,200			
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Pump Drives In Mechanical Room							
	Pneumatic	60%	0-2	\$1,974,200	2031	\$3,948,400			
		Leaking, Extent : Severe, Area Affected : 30%							
		Location : Air Compressors In Basement							
		Malfunctioning, Extent : Severe, Area Affected : 70%							
		Location : Equipment And Devices Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Equipment Generally Obsolete							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2036	\$806,800	1	\$40,900	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Serves 8th And 9th Floors. Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors							
Split Unit	10%			2033	\$626,400			
Window/Wall Unit	60%			2028	\$599,600	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%	Now	\$5,400	2043	* *	4	\$1,900	
	Broken, Extent : Severe, Area Affected : 50%							
	Location : 1 Of 2 Chilled Water Pumps In First Floor Mechanical Room.							
	Unit Inoperable, Extent : Severe, Area Affected : 10%							
	Location : Filtration System In Penthouse Mechanical Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse Mechanical Room And Roof							
	Explanation : Eighth And Ninth Floors Service.							
CW & CHW Wtr Pipe/Pump	15%	Now	\$2,700	2033	\$54,400	4	\$1,900	
	Controller Not Working, Extent : Severe, Area Affected : 70%							
	Location : Chilled Water Pump Drives In Basement Mechanical Room.							
	Unit Inoperable, Extent : Severe, Area Affected : 30%							
	Location : Filtration System In Penthouse							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 3 Main Chilled Water Pumps Also Serving Ambulatory Building.							
No Component	70%							

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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
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	15%	Now	\$13,100	2033	\$652,600	1	\$21,000	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Steam Pre-heat Coils At Rooftop Units.							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units Serve Eighth And Ninth Floors							
	Air Handler/Cool/Ht	15%	Now	\$32,600	2033	\$652,600	1	\$21,000	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Lobby Unit In Room A G-12 On First Floor.							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Unit In Room A G-72 On First Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room Each Floor							
		Explanation : Two Units Per Floor From 2 Through 7 Serve The East Perimeter Spaces Facing Ambulatory Building Atrium. One Unit Serves First Floor Entry Corridor. No Fresh Air Provided.							
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$42,100	
	No Component	70%							
Exhaust Fans									
	Roof	15%			2033	\$76,800	2	\$1,200	
	No Component	85%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$169,400	2033	\$3,387,900	1		
		Broken, Extent : Severe, Area Affected : 50%							
		Location : 1 Of 2 Pumps In Basement							
HW Heat Exchanger									
	Steam Fired	100%			2053	* *	4	\$24,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Steam Instantaneous Water Heaters							
Sanitary Piping									
	Cast Iron	100%	Now	\$66,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Sump Drain In Basement Mechanical Room							
Storm Drain Piping									
	Cast Iron	100%	Now	\$18,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Area Drain Outside Of Backflow Preventer Room							
Sump Pump(s)									
	Non-Submersible	100%			2033	\$68,200	4	\$6,900	
Sewage Ejector(s)									
	Compressed Air	100%			2033	\$110,100	4	\$3,300	

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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
Plumbing									
	Backflow Preventer								
	Generic	100%	4+	\$5,900	2033	\$117,800	1	\$13,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Rust Occurring On Shut Off Valves And Piping.							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 8th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043		**	1-5	\$127,000
	Sprinkler								
	No Component	80%							
	Generic	20%	0-2	\$218,900	2043		**	1-2	\$12,200
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Sprinkler Main From Roof Tank To Basement.							
		Explanation : Main Piping Deteriorating And Clogging Due To Use Of Dissimilar Metals.							
Fire Pump									
	No Component	75%							
	Generic	25%			2036	\$63,000	1	\$11,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Tenth Floor Mechanical Penthouse							
		Explanation : Serves Eighth And Ninth Floors.							
Chemical System									
	Generic	100%			2028	\$60,900	1-10	\$29,000	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,680,900	\$367,700
Interior Architecture	\$1,856,200	\$11,058,000
Electrical	\$967,900	\$2,028,600
Mechanical	\$6,159,700	\$8,366,000
Site Pavements		\$2,140,500
Total	\$12,664,700	\$23,960,800
Importance Code A	\$3,800,900	\$388,900
Importance Code B	\$8,439,500	\$20,387,700
Importance Code C	\$424,300	\$3,184,200
Total	\$12,664,700	\$23,960,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$5,100	\$47,100		
Interior Architecture	\$109,400	\$36,700	\$679,700	\$50,500
Electrical	\$66,200	\$44,800	\$29,300	\$27,800
Mechanical	\$63,800	\$61,200	\$39,200	\$24,500
Site Enclosure	\$17,200			
Elevators/Escalators	\$33,600	\$33,600	\$33,600	\$33,600
Total	\$295,200	\$223,400	\$781,800	\$136,300
Importance Code A	\$5,100	\$47,500	\$5,700	
Importance Code B	\$244,100	\$175,900	\$776,200	\$136,300
Importance Code C	\$46,000			
Total	\$295,200	\$223,400	\$781,800	\$136,300



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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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$70,700	
Masonry: Brick	80%	Now	\$1,951,100	LIFE	**	5	\$226,300	
	Joint Mortar Miss/Erode, 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	\$116,600	LIFE	**	5	\$10,600	
	Joint Mortar Miss/Erode, 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	\$116,600	LIFE	**	5	\$10,600	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Cornice							
Metal Panel	5%			2043	**	5-10	\$97,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Stainless Steel Panel							
Windows								
Aluminum	100%			2041	**	5	\$41,600	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$113,400	LIFE	**	5	\$18,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : At 6th And 7th Floor Roofs And Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	85%	Now	\$536,800	LIFE	**	5	\$20,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : At Corners Throughout							
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Panel	5%	Now	\$5,100	2043	**	5	\$2,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : At Copings							

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL 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
Exterior									
	Roof								
	Copper/Terne	10%			2048	* *	10	\$20,500	
	Modified Bitumen	90%	Now	\$846,400	2043	* *			1
	Blisters, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Lower Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Ponding, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$18,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
	Floors								
	Carpet	10%	0-2	\$34,000	2029	\$679,700	3	\$55,100	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Cast in Place Concrete	10%	Now	\$65,400	LIFE	* *	5	\$80,300	
	Water Penetration, Extent : Severe, Area Affected : 75%								
	Location : Water Main Supply Room								
	Ceramic Tile	5%			2036	\$1,083,400	5	\$18,400	
	Terrazzo	5%	Now	\$242,500	LIFE	* *	5	\$14,300	
	Horizontal Cracks, Extent : Light, Area Affected : 25%								
	Location : Various Locations Throughout Corridors								
	Vinyl Tile	25%			2033	\$3,981,300	3	\$45,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 6th Floor Administrative Space								
	Explanation : High Impact Resistant Vinyl With Wood Grain Finish								
	Vinyl Tile	45%	2-4	\$238,900	2033	\$4,777,500	3	\$61,900	
	Worn/Erode, Extent : Light, Area Affected : 5%								
	Location : Throughout								

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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
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$28,800	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Water Main Room, Basement								
Ceramic Tile	5%			2036	\$1,043,700	5	\$18,100	
Concrete Masonry Unit	5%	Now	\$89,200	LIFE	**	5	\$7,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Gypsum Board	20%			LIFE	**	5	\$43,500	
Granite Panels	5%			LIFE	**			
Plaster	43%	Now	\$79,400	LIFE	**	5	\$46,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Mechanical Penthouse Wall								
SGFT/Glazed Masonry	15%	Now	\$255,800	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Wood	2%			LIFE	**	5	\$29,000	
Ceilings								
AcousTile,Adhered	50%	0-2	\$309,200	2038	**	5	\$91,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	20%			2038	**	5	\$73,400	
Exposed Struc: Concrete	5%	Now	\$575,900	LIFE	**	5	\$2,900	
Diagonal Cracks, Extent : Light, Area Affected : 8%								
Location : Various Areas On Basement Ceiling								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement Corridors								
Paint Peeling, Extent : Moderate, Area Affected : 60%								
Location : Throughout Basement								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridors								
Gypsum Board	10%			LIFE	**	5	\$45,900	
Plaster	15%	Now	\$35,100	LIFE	**	5	\$34,400	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : 8th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 8th Floor								
Site Enclosure								

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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
Site Enclosure									
Fence/Gates									
	Aluminum Picket	45%	Now	\$6,400	2043		* *		
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Gate On South Side							
	Chain Link	15%			2043		* *		
	Iron Picket	40%	Now	\$10,800	2053		* *		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Along 1st Avenue							
		Deteriorated Finish, Extent : Light, Area Affected : 75%							
		Location : Along 1st Avenue							
		Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Along 1st Avenue							
Retaining Walls									
	Cast in Place Concrete	100%			2053		* *		
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	25%			2038		* *		
	Pavers/Stone	75%			2036	\$2,140,500			
Activity Yard									
	Rubber Matting	100%			2033				
Electrical									
		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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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	
Under 600 Volts									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2053	**	5	\$5,900		
Raceway									
Busway	10%			2046	**	1			
Conduit	70%			2033	\$334,700	1			
Conduit	20%			2053	**	1			
Panelboards									
Fused Disc Sw	10%			2049	**	5	\$500		
Fused Toggle Switch	15%	2-4	\$75,200	2058	**	5	\$400		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location :									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Electrical Closets Throughout The Building									
Molded Case Bkrs	15%			2049	**	5	\$900		
Molded Case Bkrs	60%			2032	\$300,900	5	\$3,500		
Wiring									
Braided Cloth	30%	2-4	\$213,500	2058	**	1			
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Busway	5%			2046	**	1			
Thermoplastic	55%			2033	\$391,500	1			
Thermoplastic	10%			2053	**	1			
Motor Controllers									
Locally Mounted	30%			2031	\$195,400	5	\$500		
Locally Mounted	10%			2046	**	5	\$200		
Motor Control Center	40%			2031	\$365,700	5	\$2,400		
Variable Frequency Drive	20%	4+	\$36,600	2046	**				
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
Generic	50%			LIFE	**	5	\$1,600		
Generic	50%			LIFE	**	5	\$1,600		
Stand-by Power									
Transfer Switches									
Automatic	100%			2046	**	1	\$68,900		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : 5 Units									
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	65%			2038	* *	10	\$133,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2038	* *	10	\$41,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2038	* *	10	\$20,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2038	* *			
Egress Lighting									
	Emergency, Service	60%			2038	* *	1		
	Exit, LED	10%			2061	* *	1		
	Exit, Service	20%			2038	* *	1		
	Exit, Service	10%			2028	\$10,100	1		
Exterior Lighting									
	HID	15%			2038	* *	10	\$100	
	LED	15%			2038	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2033	\$440,300	1	\$83,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Cameras							
Fire/Smoke Detection									
	Generic, Analog	80%			2028	\$484,000	1-3	\$110,400	
	Generic, Digital	20%			2038	* *	1-3	\$27,600	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	98%			2033	\$73,500	1		
	Electricity	2%			2043	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors								

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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
Heating									
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	15%			2036	\$21,200	5	\$2,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Single Stage Reducing Station For Third Floor Simulation Unit.									
	Pres. Reducing Valve/LP Steam	85%			2029	\$120,000	5	\$11,300	
Distribution									
	Hot Wtr Piping/Pump	60%			2032	\$307,700	4	\$9,900	
	Hot Wtr Piping/Pump	10%			2041	* *	4	\$1,100	
	Central Plant Steam Piping/Pmp	20%	0-2	\$26,400	2033	\$1,319,000	4	\$2,200	
Insul. Deteriorating, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room									
	Central Plant Steam Piping/Pmp	10%			2043	* *	4	\$1,700	
Terminal Devices									
	Air Handler	15%			2028	\$662,000	1	\$20,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : See Air Conditioning									
	Convactor/Radiator	85%			2031	\$1,630,200	1	\$61,500	
Controls									
	Electrical	40%			2027	\$521,500			
	Pneumatic	60%			2027	\$2,719,700			
Air Conditioning									
Energy Source									
	Electricity	100%			2032	\$644,500	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	5%			2036	\$239,100	1	\$12,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : East Side By Parking Lot									
Explanation : Serves Telecommunications									
	Centrifugal, Elec Chiller	15%			2036	\$717,300	1	\$36,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Seventh Floor Roof									
Explanation : Serves Third Floor Simulation Laboratories									
	Split Unit	5%			2033	\$278,500			
	Window/Wall Unit	75%			2028	\$666,400	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	\$5,000	
	No Component	70%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	30%			2028	\$1,365,300	1	\$41,600	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$3,012,200	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2033	\$47,000	4	\$4,700	
	Sewage Ejector(s)								
	Electric	100%			2033	\$122,800	4	\$8,900	
	Backflow Preventer								
	Generic	100%	0-2	\$10,500	2028	\$104,700	1	\$12,300	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Valves Rusting With Leaky Packing Glands.								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 8th Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$112,900	
	Sprinkler								
	No Component	60%							
	Generic	40%			2043	* *	1-2	\$25,100	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$17,918,600	\$1,752,200
Interior Architecture	\$42,329,400	\$70,702,100
Electrical	\$5,852,800	\$10,002,400
Mechanical	\$115,234,700	\$32,795,400
Site Pavements	\$245,200	\$490,400
Total	\$181,580,700	\$115,742,500
Importance Code A	\$17,918,600	\$3,096,600
Importance Code B	\$156,994,200	\$110,746,300
Importance Code C	\$6,667,900	\$1,899,600
Total	\$181,580,700	\$115,742,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$41,600			
Interior Architecture			\$2,277,400	\$44,900
Electrical	\$292,200	\$285,100	\$256,300	\$247,600
Mechanical	\$309,400	\$419,100	\$880,000	\$444,900
Site Enclosure	\$23,300			
Site Pavements	\$79,100			
Elevators/Escalators	\$258,700	\$258,700	\$258,700	\$258,700
Total	\$1,004,300	\$962,900	\$3,672,400	\$996,200
Importance Code A	\$43,200	\$5,500	\$1,600	\$1,600
Importance Code B	\$899,200	\$957,300	\$3,670,800	\$994,600
Importance Code C	\$61,900			
Total	\$1,004,300	\$962,900	\$3,672,400	\$996,200



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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
Exterior									
Exterior Walls									
	Masonry: Brick	3%	0-2	\$210,000	LIFE	* *	5	\$12,200	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Metal Panel	2%	Now	\$112,700	2053	* *	5	\$15,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Old Emergency Entrance, North Side								
	Deformed/Dented, Extent : Moderate, Area Affected : 5%								
	Location : Old Emergency Entrance, North Side								
	Deteriorated Finish, Extent : Light, Area Affected : 50%								
	Location : Old Emergency Entrance, North Side								
	Pre-Cast Concrete	93%	Now	\$5,733,900	LIFE	* *	5	\$1,226,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Front Entrance Columns								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 60%								
	Location : Throughout								
	Window Wall	2%	Now	\$12,900	2053	* *	5	\$15,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Old Emergency Entrance, North Side								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Old Emergency Entrance, North Side								
Windows									
	Aluminum	73%	Now	\$9,050,900	2058	* *	5	\$226,700	
	Air Infiltration, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
	Location : Various Locations Throughout								
	Deformed/Dented, Extent : Moderate, Area Affected : 15%								
	Location : Base Flashing Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 40%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 75%								
	Location : Various Locations Throughout								
	Aluminum	27%			2058	* *	5	\$167,700	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Metal Rail	2%	Now	\$2,200	2046	* *	5	\$2,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	98%	0-2	\$64,200	LIFE	* *	5	\$94,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Four Corners At Upper Roof							
Roof									
	IRMA/Protected Membrane	75%	Now	\$1,678,300	2041	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout							
		Broken Paver Blocks, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Various Areas Throughout Between Concrete Pavers							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Throughout							
	Modified Bitumen	5%	2-4	\$2,100	2041	* *			
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
	Skylight, Metal/Glass	5%	Now	\$531,500	2053	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 4 Units							
	Traffic Topping	15%	Now	\$24,400	2038	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Drains Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Basketball Court							
Soffits									
	Pre-Cast Concrete	100%	Now	\$453,300	LIFE	* *	5	\$120,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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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
Interior								
Floors								
Carpet	5%			2029	\$2,217,500	3	\$179,600	
Cast in Place Concrete	10%	0-2	\$1,066,400	LIFE	* *	5	\$523,900	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout Basement And Penthouse								
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement And Penthouse								
Ceramic Tile	5%	0-2	\$353,500	2042	* *	5	\$59,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sheet Vinyl/Rubber	40%	0-2	\$19,687,300	2033	\$65,624,200	5	\$718,500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Seams Open/Split, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Slate	3%			LIFE	* *	5	\$76,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby								
Explanation : Grout Joints Eroding								
Terrazzo	20%			LIFE	* *	5	\$374,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 16th Floor								
Explanation : This Tile Is A Quartz/ Natural Stone Composite Material								
Vinyl Tile	15%	Now	\$2,078,200	2038	* *	3	\$134,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Wood	2%	0-2	\$149,600	2061	* *	5	\$44,900	
Deflection Evident, Extent : Moderate, Area Affected : 2%								
Location : Past Warping From Possible Water Instrustion								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Indoor Inmate/ Psychiatric Basketball Court Area								
Explanation : Refers To Oak Flooring								

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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
Interior									
	Interior Walls								
	Ceramic Tile	5%			2042	**	5	\$152,700	
	Concrete Masonry Unit	10%	Now	\$6,010,800	LIFE	**	5	\$122,100	
	Diagonal Cracks, Extent : Light, Area Affected : 75%								
	Location : Fire Pump Room In Basement								
	Efflorescence, Extent : Moderate, Area Affected : 5%								
	Location : Gym-21st Floor- Past Water Intrusion								
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
	Location : Penthouse, Water Tank Room								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Basement, Penthouse, Elevator Machine Room, Stair Towers								
	Glass: Single Pane	5%			LIFE	**	5	\$114,500	
	Gypsum Board	15%	Now	\$335,500	LIFE	**	5	\$274,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Basement And Cafeteria								
	Plaster	63%			LIFE	**	5	\$577,100	
	Wood	2%			LIFE	**	5	\$244,300	

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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
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	\$2,017,500	2053	* *	5	\$299,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%			2046	* *	5	\$119,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Elevator Lobby And Corridors							
	Explanation : Location Observed							
Exposed Struc: Concrete	5%	Now	\$939,400	LIFE	* *	5	\$18,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Bulkhead, Loading Dock							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%							
	Location : Bulkhead, Loading Dock							
Exposed Struc: Steel	5%	Now	\$3,013,300	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
Gypsum Board	20%	Now	\$1,754,400	LIFE	* *	5	\$598,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	20%	0-2	\$3,322,000	LIFE	* *	5	\$598,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
	Location : Basement Corridor							
	Deformed/Dented, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Plaster	20%	Now	\$1,525,300	LIFE	* *	5	\$299,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
	Location : 23rd Floor; Lobby, Library							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Site Enclosure								
Fence/Gates								
Chain Link	75%			2043	* *			
Iron Picket	25%			2053	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$4,700	2068	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Walls Along Active Driveways							

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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
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%	2-4	\$18,500	2068		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Various Locations					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 5%					
				Location : East Side Of Building					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$22,000	2046		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					
	On-Site Walkways								
	Cast in Place Concrete	50%	0-2	\$12,300	2046		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Pavers/Stone	50%	Now	\$245,200	2036	\$490,400			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 75%					
				Location : Throughout					
	Parking/Driveway								
	Asphalt	100%	4+	\$44,800	2042		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : South Side Of Building					
				Ponding, Extent : Moderate, Area Affected : 10%					
				Location : Loading Dock					
				Other Observation, Extent : Severe, Area Affected : 2%					
				Location : Loading Dock					
				Explanation : Trench Drain Cover Damaged					

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

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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
Under 600 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	75%			2053	* *	5	\$5,900	
	Molded Case Bkrs	25%			2053	* *	5	\$10,000	
Raceway									
	Busway	10%			2046	* *	1		
	Conduit	50%			2033	\$956,300	1		
	Conduit	25%			2053	* *	1		
	Conduit	15%			2053	* *	1		
Panelboards									
	Fused Disc Sw	5%			2032	\$101,400	5	\$1,700	
	Fused Disc Sw	5%			2049	* *	5	\$1,700	
	Molded Case Bkrs	25%			2049	* *	5	\$10,000	
	Molded Case Bkrs	65%			2032	\$1,317,500	5	\$26,000	
Wiring									
	Braided Cloth	50%	2-4	\$1,423,600	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Busway	5%			2031	\$142,400	1		
	Thermoplastic	20%			2033	\$569,400	1		
	Thermoplastic	25%			2053	* *	1		
Motor Controllers									
	Locally Mounted	25%			2031		5	\$2,600	
	Locally Mounted	10%			2046	* *	5	\$1,000	
	Motor Control Center	55%			2031	\$2,011,600	5	\$22,800	
	Variable Frequency Drive	10%	4+	\$73,100	2046	* *			
Mech. Misoperation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$11,200	
	Generic	50%			LIFE	* *	5	\$11,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	* *	1	\$467,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 13th Floor Electrical Room And Electrical Closets									
Explanation : 55 Units With Different Ratings									
Generators									
	Diesel	20%			2042	* *	1	\$117,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room - 13th Floor									
Explanation : One 600 Kilowatts									
	Diesel	80%			2042	* *	1	\$471,000	
Other Observation, Extent : N/A, Area Affected : 80%									
Location : 13th Floor Generator Room									
Explanation : Four 750 Kilowatt									

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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
Stand-by Power Batteries									
	Lead/Acid	80%			2027	\$2,100	5	\$45,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : Generator Room - 13th Floor							
	Lead/Acid	20%			2027	\$500	5	\$11,300	
Fuel Storage									
	Day Tank	30%			2049	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One 250 Gallon Per Generator							
	Day Tank	10%			2049	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room - 13th Floor							
		Explanation : One 250 Gallon							
	Underground Storage	60%			LIFE	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Lot							
		Explanation : Shared With Building Z							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2038	**	10	\$587,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2038	**	10	\$73,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	5%			2033	\$992,000	10	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 21st And 22nd Floors							
		Explanation : Gymnasiums							
	LED	50%			2038	**			
Egress Lighting									
	Emergency, Service	60%			2038	**	1		
	Exit, LED	15%			2048	**	1		
	Exit, Service	25%			2033	\$180,600	1		
Exterior Lighting									
	HID	10%			2033	\$742,800	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Around The Perimeter							
		Explanation : Recessed And Wall Mounted							
	LED	20%			2038	**			
	No Component	70%							
Lightning Protection									

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

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

Lightning Protection

Arresters/Cabling

No Component

Generic

98%

2%

2061

* *

5

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

Location : Roof

Explanation : Dry Cooler

Alarm

Security System

Generic

100%

2033

\$2,988,400

1

\$567,800

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

Location : Throughout The Building

Explanation : Cameras

Fire/Smoke Detection

Generic, Analog

90%

2028

\$3,695,700

1-3

\$843,200

Generic, Digital

10%

2038

* *

1-3

\$93,700

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

Heating

Energy Source

Utility Steam

98%

2043

* *

1

Electricity

2%

2043

* *

1

Other Observation, Extent : Light, Area Affected : 10%

Location : Throughout

Explanation : Unreliable Operation

Conversion Equipment

Hot Water Boiler

2%

2031

\$356,000

1

\$15,800

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : 13th Floor

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

Location : 13th Floor

Explanation : 4 Hot Water Boilers For Emergency Use

Pres. Reducing Valve/LP

98%

2036

\$988,300

5

\$93,100

Steam

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

Location : Basement, 13th Floor, 22nd Floor

Explanation : 2 In Basement, 3 On 13th Floor, 2 On 22nd Floor

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$183,200	2032	\$1,831,800	4	\$39,400	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Hot Water Piping And Steam Piping In Basement, 13th Floor And 22nd Floor</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Basement, 13th Floor, 22nd Floor</i>									
	Steam Piping/Pump	50%	Now	\$670,800	2033	\$6,707,900			
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement, 13th Floor And 22nd Floor</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Basement, 13th Floor And 22nd Floor</i>									
Terminal Devices									
	Air Handler	70%	0-2	\$1,103,500	2028	\$22,069,100	1	\$623,400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 13th Floor - Air Handlers Are Beyond Their Useful Life Cycle Rating</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 13th Floor Mechanical Equipment Room</i>									
<i>Explanation : Deteriorating Pipe Insulation, Deteriorating Cooling And Heating Coil</i>									
	Air Handler	10%			2038	* *	1	\$99,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 13th Floor</i>									
<i>Explanation : Operating Room Units</i>									
	Convactor/Radiator	10%			2038	* *	1	\$51,700	
	Fan Coil Unit/Heat	10%			2033	\$4,153,800	1	\$51,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Dual Temperature Induction Units Observed</i>									
Controls									
	Digital	25%			2028	\$11,430,200			
	Pneumatic	75%			2027	\$23,074,900			
<i>Maintenance Required, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : 13th Floor And Basement</i>									
Air Conditioning									
Energy Source									
	District Chilled Water	25%			2043	* *	1		
	Electricity	75%			2041	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	50%	0-2	\$3,415,900	2029	\$17,079,400	1	\$779,200	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : 22nd Floor							
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 13th Floor							
		Other Observation, Extent : N/A, Area Affected : 75%							
		Location : 13th Floor							
		Explanation : 3 Electric Chillers							
	Centrifugal, Elec Chiller	15%			2042	* *	1	\$259,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units For The Operating Rooms							
	Centrifugal,Compressor Turbine	20%			2029	\$2,605,800	1	\$346,300	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 13th Floor							
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : 13th Floor							
		Explanation : 1 Steam Driven Chiller							
	Interior Pkg Unit - Cooling	5%			2031	\$1,324,800	2	\$4,900	
	Split Unit	10%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : For Computer Rooms							
Distribution									
	CW & CHW Wtr Pipe/Pump	90%	0-2	\$121,900	2033	\$2,438,100	4	\$71,000	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : 22nd Floor							
	CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 13th Floor							
		Explanation : For Operating Rooms							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2028	\$9,752,300	1	\$296,800	
	Induction Unit	70%			2028	\$6,335,200	1	\$361,700	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	97%	Now	\$4,104,200	2031	\$8,208,400	2	\$1,249,600	
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Cooling Towers On Roof Are Approaching End Of Their Useful Life Cycle							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Units							
	Water Cooling Tower	3%			2038	**	2	\$48,300	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 22nd Floor							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$892,200	
Exhaust Fans									
	Interior	60%			2028	\$4,458,200	2	\$29,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating							
	Interior	40%			2038	**	2	\$19,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2043	**	1		
	Galvanized Steel	25%			2031	\$5,347,000	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle							
Water Heater With Tanks									
	Electric	4%			2031	\$1,000	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 12th Floor							
		Explanation : Kitchen 28 Gallons							
	No Component	96%							
HW Heat Exchanger									
	Steam Fired	100%			2043	**	4	\$237,300	
Sanitary Piping									
	Cast Iron	100%	0-2	\$1,055,200	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2033	\$318,700	4	\$32,100	
Sewage Ejector(s)									
	Compressed Air	100%			2033	\$514,800	4	\$15,400	
Backflow Preventer									
	Generic	100%			2038	**	1	\$98,000	

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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 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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 2- Ground Fl To Fl 3, 2- Basement To Fl 12, 4- Basement To Fl 21, 1- Basement To Fl 22, 2- Fl 18 To Fl 23, 1- Basement To Fl 23, 5- Fl 10 To Fl 21, 5- Basement To Fl 21					
				Explanation : Elevators Are Undergoing Renovation					
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$7,714,100	2063		* *	1-5	\$567,700
				Corroded, Extent : Severe, Area Affected : 80%					
				Location : Stairwell					
Sprinkler									
	No Component	35%							
	Generic	65%			2053		* *	1-2	\$291,300
Fire Pump									
	Generic	100%			2042		* *	1	\$298,800
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Basement At Base Of Pump					
Chemical System									
	Generic	100%			2028	\$60,900	1-10	\$29,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 11, 13 And 14th Floors					
				Explanation : Carbon Dioxide Gas Fire Suppression System At Chemical Storage Tank Rooms And At Storage Near Generator					

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$319,100	\$74,900
Interior Architecture	\$2,303,300	\$106,400
Electrical	\$67,500	\$46,500
Mechanical	\$627,600	\$545,800
Total	\$3,317,500	\$773,700
Importance Code A	\$319,100	\$74,900
Importance Code B	\$2,623,600	\$698,700
Importance Code C	\$374,800	
Total	\$3,317,500	\$773,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$23,800	\$21,000		
Interior Architecture	\$46,300			
Electrical	\$2,300	\$25,800	\$2,700	\$2,300
Mechanical	\$16,300	\$12,500	\$17,500	\$700
Total	\$88,700	\$59,300	\$20,200	\$3,000
Importance Code A	\$23,800	\$21,000	\$16,500	
Importance Code B	\$18,600	\$38,300	\$3,700	\$3,000
Importance Code C	\$46,300			
Total	\$88,700	\$59,300	\$20,200	\$3,000



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.

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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 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
Exterior									
Exterior Walls	Masonry: Brick	95%	Now	\$50,100	LIFE	* *	5	\$29,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Small Courtyards								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Small Courtyards								
	Metal Panel	5%			2043	* *	5-10	\$10,500	
Windows									
Aluminum		50%	Now	\$12,900	2058	* *	5	\$100	
	Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Throughout									
Wood		50%	Now	\$10,900	2058	* *	5	\$1,300	
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Throughout									
Parapets									
	Metal Panel	5%			2043	* *	5	\$3,000	
	Metal: Cage/Fence	95%			2038	* *	5-10	\$113,000	
Roof									
Built-Up (BUR)		40%	Now	\$203,100	2043	* *			
	Vegetation Growth, Extent : Severe, Area Affected : 50%								
	Location : Southeast Portion Of Roof								
	Water Penetration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Modified Bitumen	40%			2038	* *	10	\$16,600	
	Traffic Topping	20%			2033	\$74,900	10	\$13,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Active Roadway Above Interior Space									
Interior									
Floors									
Cast in Place Concrete		100%	Now	\$433,200	LIFE	* *	5	\$106,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 75%								
	Location : Various Locations Throughout								
Interior Walls									
Concrete Masonry Unit		20%	Now	\$46,300	LIFE	* *	5	\$1,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Masonry: Brick		80%	Now	\$374,800	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%								
	Location : Various Locations 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 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	

Interior

Ceilings

Masonry: Infill Arch

100% Now \$1,495,300 LIFE * *

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

Location : Throughout

Loose/Delam Surface, Extent : Moderate, Area Affected : 45%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : Throughout

Explanation : Terracotta Masonry

Site Enclosure

Fence/Gates

Chain Link

100% 2053 * *

Site Pavements

On-Site Walkways

Cast in Place Concrete

100% 2046 * *

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

Under 600 Volts

Raceway

Conduit

100% 2043 * * 1

Panelboards

Fused Disc Sw

10% 2049 * * 5 \$100

Molded Case Bkrs

90% 2049 * * 5 \$600

Wiring

Thermoplastic

100% 2053 * * 1

Motor Controllers

Locally Mounted

50% 2038 * * 5 \$100

Locally Mounted

50% 2031 \$46,500 5 \$100

Lighting

Interior Lighting

Fluorescent

100% 2038 * * 10 \$22,900

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Egress Lighting

Emergency, Service

60% 2038 * * 1

Exit, Service

40% 2038 * * 1

Exterior Lighting

HID

30% 2038 * * 10

No Component

70%

Alarm

Security System

Generic

100% 2038 * * 1 \$9,300

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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	

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2028

\$67,500

1-3

\$15,400

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

Heating

Energy Source

Utility Steam

100%

2033

\$8,400

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : First Floor**Explanation : Entry Point Of Campus Wide Service*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2029

\$15,800

5

\$1,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : First Floor**Explanation : Single Stage Reducing Station*

Distribution

Steam Piping/Pump

100%

Now

\$10,500

2033

\$209,600

*Broken, Extent : Severe, Area Affected : 100%**Location : Sump Pump In Machine Sump Pump Room.*

Terminal Devices

Unit Heater - Steam
No Component40%
60%

2028

\$59,500

4

\$1,400

Controls

Pneumatic

100%

2027

\$505,900

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Split Unit
Window/Wall Unit
No Component10%
5%
85%

2028

\$62,200

2027

\$5,000

1

Ventilation

Distribution

Ductwork/Diffusers
No Component10%
90%

LIFE

* *

2-5

\$1,400

Exhaust Fans

Interior

10%

2028

\$11,600

2

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Machine Shops**Explanation : 2 Units*

No Component

90%

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$336,200	1		
	Sanitary Piping								
	Cast Iron	20%			LIFE	* *	1		
	No Component	80%							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	* *	4	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Large Storage Area								
	Explanation : 2 Sets								
Fire Suppression									
	Sprinkler								
	No Component	10%							
	Generic	90%			2043	* *	1-2	\$6,300	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical	\$84,400	
Total	\$84,400	
Importance Code B	\$84,400	
Total	\$84,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$43,900			
Interior Architecture	\$16,600			
Electrical	\$2,800	\$6,400	\$200	\$200
Mechanical	\$7,600	\$34,300		\$100
Site Pavements	\$6,100			
Total	\$76,900	\$40,700	\$200	\$200
Importance Code A	\$43,900			
Importance Code B	\$25,800	\$40,700	\$200	\$200
Importance Code C	\$7,200			
Total	\$76,900	\$40,700	\$200	\$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
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
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	0-2	\$31,400	LIFE	* *	5	\$7,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : North Facade							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : South Facade							
		Staining/Discoloring, Extent : Light, Area Affected : 75%							
		Location : East Wall							
	Windows								
	Metal Louvers	100%			2036	\$10,400	10	\$1,100	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : East Elevation							
		Explanation : Lower Roof							
	Masonry: Brick	20%			LIFE	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : East Elevation							
		Explanation : Lower Roof							
	Metal Rail	5%			2038	* *	5-10		
	No Component	65%							
Roof									
	Not Accessible	100%							
Soffits									
	Cast in Place Concrete	100%	Now	\$12,400	LIFE	* *	5	\$5,000	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	100%	Now	\$8,600	LIFE	* *	5	\$4,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout							
		Horizontal Cracks, Extent : Light, Area Affected : 75%							
		Location : Adjacent To The Generator Mounts							
Interior Walls									
	Concrete Masonry Unit	100%	Now	\$1,800	LIFE	* *	5	\$100	
		Vertical Cracks, Extent : Light, Area Affected : 20%							
		Location : Building Entrance Wall And Throughout							
Ceilings									
	Exposed Struc: Concrete	100%	0-2	\$6,100	LIFE	* *	5	\$300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Site Enclosure									

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

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

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

Site Enclosure

Fence/Gates

Chain Link

40%

2043

**

Iron Picket

60%

2053

**

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

Location : Driveway Gate

Explanation : This Is Actually A Galvanized Steel Fence

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

4+

\$800

2038

**

Cracking/Crumbling, Extent : Light, Area Affected : 2%

Location : Throughout

On-Site Walkways

Cast in Place Concrete

100%

Now

\$5,400

2031

\$26,900

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

Location : By Entrance

Parking/Driveway

Cast in Place Concrete

100%

2038

**

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2043

**

5

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

Location : Electrical Room

Explanation : Two 2,500 Ampere Main Disconnect Switches

Transformers

Dry Type

100%

2038

**

5

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

Location : Electrical Room

Explanation : One 300 Kilovolt-ampere Step Down Transformer

Switchgear / Switchboard

Molded Case Bkrs

100%

2033

\$34,000

5

Raceway

Conduit

100%

2033

\$4,600

1

Panelboards

Fused Disc Sw

10%

2032

\$1,000

5

Molded Case Bkrs

90%

2032

\$9,400

5

Wiring

Thermoplastic

100%

2033

\$9,500

1

Motor Controllers

Locally Mounted

100%

2031

\$12,000

5

Ground

Grounding Devices

Not Accessible

100%

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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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	\$11,400	1	\$400	
	Generators								
	Diesel	100%			2029	\$84,400	1	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two 600 Kilowatt								
	Batteries								
	Lead/Acid	100%			2027	\$2,600	5		
	Fuel Storage								
	Day Tank	50%			2032	\$13,400	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons								
	Underground Storage	50%			LIFE	* *	5		
Lighting									
	Interior Lighting								
	Incandescent	5%			2028	\$400	2		
	LED	95%			2038	* *			
	Egress Lighting								
	Emergency, Service	50%			2028	\$400	1		
	Exit, Service	50%			2028	\$200	1		
	Exterior Lighting								
	HID	25%			2028	\$1,600	10		
	No Component	75%							
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2028	\$3,500	1-3	\$800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Served From The Ambulatory Building								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2028	\$33,600	1	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Electric Unit Heaters								
	Controls								
	Electrical	100%			2027	\$7,500			

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Wall Unit	100%		2028	\$600	2		
Plumbing								
	H/C Water Piping							
	Brass/Copper	1%		2033	\$200	1		
	No Component	99%						
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$551,500	\$2,016,800
Interior Architecture	\$104,900	\$402,200
Electrical	\$141,500	\$128,700
Mechanical	\$524,200	\$3,511,800
Site Pavements		\$167,600
Total	\$1,322,100	\$6,227,200
Importance Code A	\$551,500	\$2,016,800
Importance Code B	\$770,600	\$4,042,700
Importance Code C		\$167,600
Total	\$1,322,100	\$6,227,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$12,000		
Interior Architecture	\$64,900	\$6,500		\$9,100
Electrical	\$29,800	\$21,700	\$11,800	\$10,700
Mechanical	\$111,000	\$32,200	\$41,500	\$9,200
Site Pavements	\$15,200			
Total	\$220,900	\$72,400	\$53,300	\$29,000
Importance Code A		\$12,200	\$100	
Importance Code B	\$205,700	\$60,200	\$53,200	\$29,000
Importance Code C	\$15,200			
Total	\$220,900	\$72,400	\$53,300	\$29,000



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 EMERGENCY G BLDG. AND 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	
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	\$106,600	LIFE	* *	5	\$61,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Emergency Room Entrance Pier Support									
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : North Facade									
Masonry: Granite	5%			LIFE	* *	5	\$2,600		
Window Wall	5%			2043	* *	5	\$12,900		
Windows									
Aluminum	100%			2041	* *	5	\$16,400		
Parapets									
Metal Panel	10%			2043	* *	5	\$11,200		
No Component	90%								
Roof									
Modified Bitumen	90%	Now	\$367,200	2033	\$1,836,100				
Drains Clogged, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Skylight, Metal/Glass	2%			2043	* *	10	\$11,900		
Skylight, Plastic	3%			2038	* *	1			
Sloped Glazing	5%	Now	\$77,600	LIFE	* *	5	\$118,800		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Soffits									
Exposed Struc: Steel	100%			LIFE	* *	5			
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$41,900	LIFE	* *	5	\$20,600		
Horizontal Cracks, Extent : Light, Area Affected : 100%									
Location : Various Locations Throughout									
Ceramic Tile	3%			2036	\$166,800	5	\$2,800		
Quarry Tile	5%			2038	* *	5	\$7,100		
Traffic Topping	5%			2033	\$235,300	5	\$5,900		
Vinyl Tile	77%	Now	\$104,900	2038	* *	3	\$27,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout Corridors									
Uneven Surface, Extent : Light, Area Affected : 5%									
Location : Corridors									

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HEALTH AND HOSPITALS CORP. - 819

BELLEVUE HOSPITAL EMERGENCY G BLDG. AND 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
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Glass: Single Pane	3%			LIFE	**	5	\$500	
Gypsum Board	75%			LIFE	**	5	\$10,500	
Masonry: Brick	7%			LIFE	**			
Plaster	10%			LIFE	**	5	\$700	
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$23,000	2038	**	5	\$33,000	
		Staining/Discoloring, Extent : Light, Area Affected : 5%						
		Location : Throughout Emergency Room						
		Water Penetration, Extent : Moderate, Area Affected : 2%						
		Location : Throughout Emergency Room						
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,500	
Gypsum Board	20%			LIFE	**	5	\$23,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	**			
		Deteriorated Finish, Extent : Light, Area Affected : 25%						
		Location : Throughout						
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$6,800	2046	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%						
		Location : Emergency Room Entrance						
Parking/Driveway								
Asphalt	100%	4+	\$8,400	2036	\$167,600			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%						
		Location : At Ambulance 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
Over 600 Volts									
Service Equipment									
Air Circuit Breaker		100%			2053	* *	3	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : One 1,000 Ampere Main Disconnect Switch									
Transformers									
Dry Type		100%			2046	* *	3	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Ground Floor									
Explanation : Three 200 Kilovolt-ampere 4,160 Volts To 480/277 Volts									
Feeders									
Busway		30%			2046	* *	1		
Cable		70%			2049	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL EMERGENCY G BLDG. AND 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
Over 600 Volts									
	Raceway								
	Conduit	90%			2053	**	1		
	Tray	10%			2046	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2053	**	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : Four 4,000 Ampere Main Disconnect Switches Ground Floor								
Transformers									
	Dry Type	50%			2046	**	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Closets Throughout The Building								
	Explanation : One 75 Kilovolt-ampere, One 30 Kilovolt-ampere And One 45 Kilovolt-ampere								
	Dry Type	50%			2046	**	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : Three 300 Kilovolt-ampere								
Switchgear / Switchboard									
	Fused Disc Sw	20%			2053	**	5	\$100	
	Molded Case Bkrs	80%			2053	**	5	\$1,400	
Raceway									
	Conduit	100%			2053	**	1		
Panelboards									
	Fused Disc Sw	10%			2049	**	5	\$200	
	Molded Case Bkrs	90%			2049	**	5	\$1,600	
Wiring									
	Thermoplastic	100%			2053	**	1		
Motor Controllers									
	Locally Mounted	40%			2046	**	5	\$200	
	Variable Frequency Drive	60%	4+	\$10,300	2046	**			
	Not Functioning, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	**	1	\$20,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room Ground Floor								
	Explanation : 6 Units								

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

Asset # : 72

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)		
Stand-by Power									
	Generators								
	Diesel	100%	4+	\$11,400	2042	* *	1	\$22,800	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Outside On Roof - Exhaust Corroded							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Roof Mounted							
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Day Tank	20%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Size Unknown							
	Underground Storage	80%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Lot							
		Explanation : 15,000 Gallons Shared With Building Z							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2038	* *	10	\$6,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2038	* *	10	\$3,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	85%			2038	* *			
Egress Lighting									
	Emergency, Service	60%			2038	* *	1		
	Exit, Service	40%			2038	* *	1		
Exterior Lighting									
	HID	30%			2038	* *	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2033	\$128,700	1	\$24,500	
Fire/Smoke Detection									
	Generic, Analog	80%			2028	\$141,500	1-3	\$32,300	
	Generic, Digital	20%			2038	* *	1-3	\$8,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2033	\$21,900	1		

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

Asset # : 72

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	99%			2036	\$40,900	5	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Dual Stage Reducing Station							
	Pres. Reducing Valve/LP Steam	1%			2042	* *	5		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Reducing Station For Service To Main Hospital At Roof							
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$7,500	2041	* *	4	\$1,600	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 1 Radiation And 1 Reheat Pump In Basement.							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Sets Of 2 Shell And Tube Heat Exchangers And 2 Pumps Provide Perimeter Heating And Reheat Service Respectively. Services Also Provided To F And G Buildings.							
	Central Plant Steam Piping/Pmp	50%	0-2	\$48,200	2043	* *	4	\$1,600	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Condensate Pump In Basement							
Terminal Devices									
	Air Handler	80%			2033	\$1,032,500	1	\$32,400	
	Convactor/Radiator	20%			2031	\$112,200	1	\$4,200	
Controls									
	Electrical	40%	0-2	\$152,500	2033	\$152,500			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Pump Drives In Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Equipment And Devices Obsolete							
	Pneumatic	60%	0-2	\$238,600	2031	\$795,300			
		Maintenance Required, Extent : Severe, Area Affected : 50%							
		Location : Oil In The System Throughout							
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Air Compressor System In Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Equipment And Devices Obsolete.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Split Unit	20%			2033	\$325,700			
	No Component	80%							

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

Asset # : 72

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$85,200	
Terminal Devices									
	Air Handler/Cool/Ht	80%			2033	\$212,900	1	\$32,400	
	No Component	20%							
Heat Rejection									
	Dry Cooler	20%			2033	\$12,600	2	\$9,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Equipment No Longer In Use								
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,500	
Exhaust Fans									
	Roof	100%	2-4	\$2,700	2028	\$133,100	2	\$1,600	
	Noisy/Vibrating, Extent : Moderate, Area Affected : 100%								
	Location : E F-2								
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	\$880,800	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$13,700	4	\$2,100	
Sewage Ejector(s)									
	Electric	100%			2033	\$35,900	4	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2053	* *	1-5	\$33,000	
Sprinkler									
	No Component	10%							
	Generic	90%	0-2	\$42,700	2043	* *	1-2	\$14,300	
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Rusting Pipes At Shut Off Valve Location In Basement.								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Building								
	Explanation : Sprinklers In Emergency Building Only. Sprinkler Heads Are Obsolete								

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

Maintenance \$ are aggregated over a 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 : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 07-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,Ph
Block : 1373 **Lot** : 50 **BIN** : 1086492

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,100,500	\$347,000
Interior Architecture	\$878,100	\$12,916,900
Electrical		\$813,200
Mechanical	\$4,618,900	\$8,436,700
Site Enclosure		\$58,800
Site Pavements	\$141,200	
Total	\$8,738,700	\$22,572,600
Importance Code A	\$3,100,500	\$347,000
Importance Code B	\$5,152,200	\$22,166,800
Importance Code C	\$486,000	\$58,800
Total	\$8,738,700	\$22,572,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$62,600		\$7,700	
Interior Architecture	\$137,600		\$400	\$38,400
Electrical	\$25,900	\$23,300	\$26,600	\$24,800
Mechanical	\$1,054,900	\$38,900	\$42,000	\$35,500
Site Enclosure	\$7,600			
Site Pavements	\$111,900			
Elevators/Escalators	\$30,700	\$30,700	\$30,700	\$30,700
Total	\$1,431,300	\$92,900	\$107,300	\$129,300
Importance Code A	\$62,600		\$9,300	
Importance Code B	\$1,218,200	\$92,900	\$98,000	\$129,300
Importance Code C	\$150,500			
Total	\$1,431,300	\$92,900	\$107,300	\$129,300



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
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
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$2,991,500	LIFE	**	5	\$347,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Repointing Failure, Extent : Light, Area Affected : 15%									
Location : At Window Lintels									
Water Penetration, Extent : Light, Area Affected : 18%									
Location : Perimeter Walls, Rooms A-51, A-52, A-53, A-54									
Windows									
	Aluminum	100%			2052	**	5	\$41,600	
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$127,600	
	Masonry: Limestone	5%			LIFE	**	5-10	\$12,000	
Roof									
	Metal Panel	3%			2049	**	10	\$7,700	
	Modified Bitumen	97%	Now	\$31,100	2041	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	5%			2032	\$273,400	3	\$29,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$64,600	
	Terrazzo	5%			LIFE	**	5	\$23,100	
	Vinyl Tile	50%			2036	\$4,269,800	3	\$73,800	
	Vinyl Tile	1%			2044	**	3	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Corridors									
	Vinyl Tile 9" X 9"	34%	Now	\$420,300	2031	\$8,405,400	3	\$37,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Cracking/Crumbling, 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
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	
Interior									
Interior Walls									
Concrete Masonry Unit	5%	Now	\$24,400	LIFE	* *	5	\$5,000		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Penthouse									
Gypsum Board	10%			LIFE	* *	5-10	\$42,200		
Plaster	10%	Now	\$126,500	LIFE	* *	5	\$7,500		
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout Perimeter									
Plaster	40%			LIFE	* *	5-10	\$84,400		
SGFT/Glazed Masonry	35%	Now	\$163,600	LIFE	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stairways									
Ceilings									
AcousTileSusp.Lay-In	60%			2041	* *	5	\$177,100		
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$18,500		
Plaster	35%			LIFE	* *	5-10	\$177,600		
Site Enclosure									
Fence/Gates									
Aluminum Rail	100%			2041	* *	5-10	\$96,900		
Free Standing Walls									
Cast in Place Concrete	50%			2056	* *				
Masonry: Brick	50%	Now	\$7,600	2046	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Parking Lot									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$20,800	2041	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
On-Site Walkways									
Asphalt	15%	Now	\$23,400	2049	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Asphalt Walkway									
Tripping Hazard, Extent : Severe, Area Affected : 5%									
Location : Rear Walkways Behind Coler Memorial Hospital - Building B									
Cast in Place Concrete	70%	Now	\$43,000	2041	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Pavers/Stone	15%	Now	\$73,500	2039	* *				
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Stone Walkway									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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

Site Pavements

Parking/Driveway

Asphalt

60% Now \$67,700 2039 * *

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

Cast in Place Concrete

40% 0-2 \$24,700 2041 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Parking Lots*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2066 * * 5 \$800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room B1-11**Explanation : Two 4,000 Ampere High Pressure Contact Main Disconnect Switches*

Transformers

Dry Type

100% 2053 * * 5 \$700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Room A2-9**Explanation : 112.5 Kva Rated Unit*

Switchgear / Switchboard

Molded Case Bkrs

100% 2056 * * 5 \$4,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room B1-11**Explanation : 7 Sections*

Raceway

Conduit

75% 2036 \$179,300 1

Conduit

15% 2056 * * 1

Conduit

10% 2062 * * 1

Panelboards

Molded Case Bkrs

80% 2035 \$200,600 5 \$3,900

Molded Case Bkrs

15% 2052 * * 5 \$700

Molded Case Bkrs

5% 2058 * * 5 \$200

Wiring

Braided Cloth

55% 2035 \$197,500 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20% 2046 * * 1

Thermoplastic

15% 2046 * * 1

Thermoplastic

10% 2062 * * 1

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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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	40%			2034	\$235,800	5	\$500	
	Locally Mounted	40%			2041	* *	5	\$500	
	Locally Mounted	10%			2049	* *	5	\$100	
	Variable Frequency Drive	10%			2041	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Fire Pump Room							
		Explanation : Location Noted							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$56,600	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2041	* *	10	\$16,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	90%			2044	* *			
	Egress Lighting								
	Emergency, Service	50%			2044	* *	1		
	Exit/Emergency Light	5%			2041	* *			
	Combo								
	Exit, Service	45%			2041	* *	1		
	Exterior Lighting								
	LED	15%			2041	* *			
	LED	15%			2044	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$68,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$113,300	

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2046	* *	1		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout					
				Explanation : Steam Is Provided By Building B					
Conversion Equipment									
	Heat Exchanger, Shell & Tube	70%			2045	* *			
	Pres. Reducing Valve/LP Steam	30%			2039	* *	5	\$3,300	
Distribution									
	Hot Wtr Piping/Pump	70%			2035	\$294,700	4	\$9,500	
	Steam Piping/Pump	30%	Now	\$9,300	2036	\$462,600			
				Broken, Extent : Moderate, Area Affected : 5%					
				Location : Basement					
				Leak Evident, Extent : Light, Area Affected : 5%					
				Location : Basement					
Terminal Devices									
	Convactor/Radiator	100%			2034	\$1,574,500	1	\$59,400	
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Controls									
	Digital	30%	Now	\$331,800	2029	\$1,659,000			
				Malfunctioning, Extent : Severe, Area Affected : 20%					
				Location : Penthouse Mechanical Room					
	Pneumatic	70%	Now	\$521,000	2030	\$2,605,000			
				Malfunctioning, Extent : Severe, Area Affected : 30%					
				Location : Mechanical Rooms					
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%	Now	\$30,500	2030	\$152,300	2	\$500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
	Reciprocating Compr/Chiller	29%	Now	\$82,400	2036	\$823,800	1	\$22,300	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Controller Not Working, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Reciprocating Compr/Chiller	1%			2031	\$28,400	1	\$900	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	5%	Now	\$22,900	2031	\$228,600			
		Broken, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
	Window/Wall Unit	60%			2031	\$437,700	1		
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Various Locations							
Terminal Devices									
	Air Handler/Cool/Ht	24%	0-2	\$44,800	2031	\$896,700	1	\$24,600	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Mechanical Rooms							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	Fan Coil - 4 Pipe	5%	Now	\$36,600	2031	\$366,200	1	\$2,700	
		Broken, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	No Component	71%							
Heat Rejection									
	Air Cooled Condenser Unit	29%			2036	\$161,700	2	\$37,100	
	Air Cooled Condenser Unit	1%			2031	\$5,600	2	\$1,300	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	70%							

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.

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$162,400	
	Exhaust Fans								
	Interior	80%			2031	\$683,200	2	\$4,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms And Other Locations							
	Roof	20%	Now	\$74,700	2046	**	2	\$900	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roofs							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$2,473,000	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$13,600	LIFE	**	1		
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Room A13-01							
	Sump Pump(s)								
	Non-Submersible	80%	Now	\$6,200	2031	\$30,800	4	\$3,100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Submersible	20%			2027	\$1,200	4	\$1,200	
	Backflow Preventer								
	Generic	100%			2044	**	1	\$11,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Exterior East Side Of Building A							
		Explanation : Location Noted							
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%	Now	\$800	2031	\$37,900	1	\$14,900	
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Penthouse Tank Room							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Units From Basement To 6th Floor; 2 Units From 1st To 6th Floor							
		Explanation : Four Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	**	1-5	\$92,700	
	Sprinkler								
	Generic	100%			2046	**	1-2	\$51,500	
	Fire Pump								
	Generic	100%			2045	**	1	\$34,300	

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
COLER MEMORIAL HOSPITAL BLDG A
Asset # : 83

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 07-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 1373 **Lot** : 50 **BIN** : 1040750

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$6,905,900	\$5,205,000
Interior Architecture	\$2,173,600	\$9,120,000
Electrical		\$2,495,000
Mechanical	\$5,764,900	\$17,356,000
Site Enclosure	\$57,500	
Site Pavements	\$710,100	
Total	\$15,612,000	\$34,175,900
Importance Code A	\$6,905,900	\$5,205,000
Importance Code B	\$6,622,200	\$28,891,900
Importance Code C	\$2,083,900	\$79,000
Total	\$15,612,000	\$34,175,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$64,000		\$18,100	
Interior Architecture	\$151,200	\$10,900	\$57,400	\$55,700
Electrical	\$55,200	\$49,300	\$56,500	\$50,800
Mechanical	\$412,100	\$56,000	\$55,600	\$33,300
Site Pavements	\$80,800			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$777,600	\$130,500	\$201,900	\$154,300
Importance Code A	\$64,000		\$18,100	
Importance Code B	\$578,800	\$130,500	\$164,100	\$154,300
Importance Code C	\$134,900		\$19,800	
Total	\$777,600	\$130,500	\$201,900	\$154,300



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
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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$125,400	
Glass Block	3%	Now	\$16,000	LIFE	**	5	\$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : 2nd Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2nd And 3rd Floor Corridors								
Masonry: Brick	90%	Now	\$1,945,600	LIFE	**	5	\$225,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Rooms B1-21, B1-82, Computer Room, Library And Other Areas Throughout								
Window Wall	2%			2046	**	5	\$18,800	
Windows								
Aluminum	94%	Now	\$4,200,200	2061	**	5	\$42,100	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Chapel								
Aluminum	3%			2044	**	5	\$2,700	
Metal Louvers	3%			2039	**	10	\$16,800	
Parapets								
Masonry: Brick	11%	Now	\$330,700	LIFE	**	5	\$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	39%			LIFE	**	5-10	\$121,000	
Masonry: Limestone	5%			LIFE	**	5-10	\$27,700	
Metal Rail	45%			2041	**	5-10	\$368,800	

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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
Exterior								
Roof								
Copper/Terne	10%	Now	\$23,200	2051	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Above Kitchen							
Modified Bitumen	85%	2-4	\$81,800	2036	\$4,092,400			
	Blisters, Extent : Moderate, Area Affected : 2%							
	Location : Throughout							
Sloped Glazing	5%	Now	\$73,300	LIFE	* *	5	\$280,400	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Wellness Room, Atrium							
Soffits								
Cast in Place Concrete	100%	0-2	\$108,300	LIFE	* *	5	\$175,000	
	Paint Peeling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Interior								
Floors								
Carpet	10%			2032	\$833,500	3	\$90,000	
Cast in Place Concrete	15%	Now	\$120,300	LIFE	* *	5	\$147,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Basement, Loading Dock							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	2%			2039	* *	5	\$9,000	
Mosaic Tile	1%			2041	* *	5	\$11,300	
Quarry Tile	5%			2041	* *	5	\$33,800	
Terrazzo	7%	0-2	\$61,700	LIFE	* *	5	\$24,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Corridor							
Vinyl Tile	55%	Now	\$358,000	2036	\$7,160,500	3	\$92,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	1%			2044	* *	3	\$1,700	
Vinyl Tile 9" X 9"	4%	Now	\$75,400	2031	\$1,507,600	3	\$6,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Basement And 1st Floor Rear Exit							
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Basement							

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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	
Interior									
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$32,900		
Ceramic Tile	1%			2049	**	5	\$6,600		
Concrete Masonry Unit	3%	Now	\$38,900	LIFE	**	5	\$7,900		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Penthouse									
Glass: Single Pane	2%			LIFE	**	5	\$19,800		
Gypsum Board	10%			LIFE	**	5-10	\$111,900		
Gypsum Board	2%			LIFE	**	5-10	\$22,400		
Marble Panels	2%			LIFE	**	10	\$5,300		
Plaster	40%			LIFE	**	5-10	\$223,900		
SGFT/Glazed Masonry	35%	Now	\$1,084,500	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Kitchen, Corridors And Stairways									
Ceilings									
AcousTileSusp.Lay-In	30%			2041	**	5	\$130,200		
AcousTileSusp.Lay-In	15%			2049	**	5	\$65,100		
AcousTileSusp.Lay-In	5%			2053	**	5	\$21,700		
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$54,300		
Metal Panel	5%			LIFE	**	5	\$54,300		
Plaster	35%	Now	\$241,900	LIFE	**	5	\$95,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Connecting Corridor To C Building									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Connecting Corridor To C Building									
Site Enclosure									
Fence/Gates									
Aluminum Picket	30%			2056	**				
Chain Link	70%			2056	**				
Free Standing Walls									
Masonry: Brick	100%	Now	\$57,500	2046	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Rear Service Area									
Site Pavements									
On-Site Walkways									
Asphalt	20%	Now	\$31,100	2039	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Under Balconies									
Sinking/Subsiding, Extent : Severe, Area Affected : 5%									
Location : Southwest End Of Building									
Cast in Place Concrete	80%	Now	\$392,800	2041	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Misaligned/Bulging, Extent : Light, Area Affected : 5%									
Location : Northwest Park Area									

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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

Site Pavements

Parking/Driveway

Asphalt

30% 2-4 \$49,700 2039 * *

Misaligned/Bulging, Extent : Light, Area Affected : 20%

Location : Rear Service Area

Cast in Place Concrete

70% 0-2 \$317,300 2041 * *

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

Location : Parking Lots And Service Area

Tripping Hazard, Extent : Severe, Area Affected : 2%

Location : Parking Lot Towards Center

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2056 * * 5 \$1,400

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

Location : Electrical Rooms B1-59. B1-28

Explanation : Two 4,000 Ampere And One 1,200 Ampere Main Disconnect Switch

Transformers

Dry Type

100% 2053 * * 5 \$1,200

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

Location : Electrical Rooms, Roofs

Explanation : Various Capacities

Switchgear / Switchboard

Molded Case Bkrs

80% 2056 * * 5 \$6,900

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

Location : Electrical Rooms B1-59. B1-28

Explanation : 8 Sections

Molded Case Bkrs

20% 2062 * * 5 \$1,700

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

Location : Above Northeast Generator Enclosure

Explanation : 2 Sections

Raceway

Conduit

50% 2036 \$239,100 1

Conduit

20% 2056 * * 1

Conduit

30% 2062 * * 1

Panelboards

Molded Case Bkrs

60% 2035 \$300,900 5 \$5,200

Molded Case Bkrs

30% 2044 * * 5 \$2,600

Molded Case Bkrs

10% 2058 * * 5 \$900

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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
Under 600 Volts									
Wiring									
	Braided Cloth	40%			2035	\$284,700	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	15%			2046	**	1		
	Thermoplastic	15%			2056	**	1		
	Thermoplastic	30%			2062	**	1		
Motor Controllers									
	Locally Mounted	70%			2034	\$477,800	5	\$1,500	
	Locally Mounted	20%			2041	**	5	\$400	
	Locally Mounted	5%			2049	**	5	\$100	
	Variable Frequency Drive	5%			2049	**			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	50%			2053	**	1	\$50,300	
	Manual	50%			2056	**	5	\$700	
Generators									
	Diesel	100%			2045	**	1	\$126,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Northeast Generator Enclosure							
		Explanation : One 2,750 Kw 3,437 Kva Rated Unit							
Batteries									
	Lead/Acid	100%			2031	\$2,600	5	\$12,100	
Fuel Storage									
	Main Tank	100%			2071	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Under Northeast Generator Enclosure							
		Explanation : One 20,000 Gallon Capacity							
Lighting									
Interior Lighting									
	Fluorescent	20%			2036	\$1,042,500	10	\$60,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2041	**	10	\$90,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	20%			2044	**			
	LED	30%			2041	**			
Egress Lighting									
	Emergency, Service	47%			2041	**	1		
	Exit/Emergency Light	3%			2041	**			
	Combo								
	Exit, Service	50%			2041	**	1		

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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

Lighting

Exterior Lighting

LED	15%		2041		**				
LED	15%		2044		**				
No Component	70%								

Alarm

Security System

Generic	100%		2041		**	1		\$122,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV System</i>									

Fire/Smoke Detection

Generic, Digital	100%		2041		**	1-3		\$201,600	

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2056		**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Building Exterior</i>									
<i>Explanation : 3 Tanks, 9800 Gallons Each</i>									

Conversion Equipment

Heat Exchanger, Shell & Tube	20%			2045		**			
Steam Boiler Central Plant	80%			2049		**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 1st Floor Boiler Room</i>									
<i>Explanation : 3 Units</i>									

Distribution

Hot Wtr Piping/Pump	80%	Now	\$12,000	2035	\$599,300	4		\$12,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement, Room B1-21</i>									
Steam Piping/Pump	20%	Now	\$11,000	2036	\$548,700				
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Crawlspace</i>									

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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
Heating									
Terminal Devices									
	Air Handler	19%			2031	\$1,224,900	1	\$38,400	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
	Air Handler	1%			2031	\$64,500	1	\$2,000	
Abandoned in Place, Extent : Light, Area Affected : 100%									
Location : Basement									
	Convactor/Radiator	75%			2034	\$2,101,100	1	\$79,300	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Unit Heater - Hot Water	2%			2031	\$40,600			
	Unit Heater - Steam	3%			2031	\$58,400	4	\$1,300	
Controls									
	Digital	20%			2031	\$1,967,900			
	Pneumatic	80%	Now	\$264,800	2030	\$5,296,900			
Malfunctioning, Extent : Light, Area Affected : 100%									
Location : Throughout									
Air Conditioning									
Energy Source									
	District Chilled Water	5%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room B2-33-3									
Explanation : Chilled Water Is Provided By Building A									
	Electricity	95%			2044	* *	1		

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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
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	22%	Now	\$126,600	2031	\$1,266,300	2	\$3,500	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Roofs</i>									
<i>Controller Not Working, Extent : Light, Area Affected : 5%</i>									
<i>Location : Lower Roof</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Building Exterior, Roofs</i>									
	Ext Pkg Unit - Heating/Cooling	3%			2041	* *	2	\$600	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lower Roof</i>									
	Split Unit	5%	Now	\$20,300	2031	\$406,800			
<i>Abandoned in Place, Extent : Light, Area Affected : 5%</i>									
<i>Location : Roofs</i>									
<i>Broken, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 2nd Floor Offices</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Kitchen, Various Offices, Elevator Machine Room</i>									
	Split Unit	5%			2036	\$406,800			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Entrance Lobby, Various Offices</i>									
	Window/Wall Unit	65%	Now	\$84,400	2031	\$843,600	1		
<i>Broken, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Various Locations</i>									
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2036	\$27,700	4	\$1,200	
	No Component	95%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2031	\$332,400	1	\$10,100	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	50%	Now	\$150,500	LIFE	* *	2-5	\$91,200	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 5%</i>									
<i>Location : Roofs</i>									
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$144,400	

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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
Ventilation									
	Exhaust Fans								
	Interior	75%	Now	\$22,800	2031	\$1,139,600	2	\$6,000	
		Malfunctioning, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	Roof	20%	Now	\$2,700	2031	\$133,000	2	\$1,600	
		Malfunctioning, Extent : Light, Area Affected : 10%							
		Location : Roofs							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roofs							
	Wall Unit	5%			2031	\$7,400	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%	Now	\$66,000	2036	\$220,000	1		
		Broken, Extent : Light, Area Affected : 5%							
		Location : Basement							
	Brass/Copper	95%			2036	\$4,180,000	1		
	HW Heat Exchanger								
	Steam Fired	10%			2056	* *	4	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Steam Fired	90%			2036	\$1,490,900	4	\$43,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 3 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$24,200	LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Crawlspace							
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$6,900	2031	\$68,600	4	\$6,900	
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Room							
	Sewage Ejector(s)								
	Electric	100%			2031	\$179,400	4	\$19,500	
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$20,000	
	Fixtures								
	Generic	100%							

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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
Plumbing									
	Instantaneous Hot Water								
	Natural Gas	100%	Now	\$400	2041		* *		
	Leak Evident, Extent : Light, Area Affected : 5%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Boiler Room								
	Explanation : 4 Units, 1001 Mbh Provide Hot Water To All Buildings								
Vertical Transport									
	Elevators								
	Gearred Traction	100%			LIFE		* *		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1 Unit From Basement To 3rd Floor; 1 Unit From 1st To 3rd Floor								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2046		* *	1-5	\$165,000
	Sprinkler								
	Generic	100%			2046		* *	1-2	\$91,700

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 07-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5,Ph
Block : 1373 **Lot** : 50 **BIN** : 1096493

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,140,900	\$1,752,100
Interior Architecture	\$487,200	\$2,395,500
Electrical		\$2,433,000
Mechanical	\$3,669,900	\$6,829,200
Site Pavements	\$87,900	
Total	\$6,385,900	\$13,409,800
Importance Code A	\$2,140,900	\$1,752,100
Importance Code B	\$3,740,900	\$11,502,200
Importance Code C	\$504,100	\$155,500
Total	\$6,385,900	\$13,409,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$66,900			
Interior Architecture	\$62,000		\$35,800	\$9,000
Electrical	\$23,900	\$23,400	\$27,500	\$25,400
Mechanical	\$762,500	\$28,300	\$37,500	\$24,700
Site Pavements	\$57,800			
Elevators/Escalators	\$37,200	\$37,200	\$37,200	\$37,200
Total	\$1,010,300	\$88,900	\$138,100	\$96,300
Importance Code A	\$75,300	\$8,400	\$9,000	\$8,400
Importance Code B	\$922,100	\$80,500	\$129,100	\$87,900
Importance Code C	\$12,900			
Total	\$1,010,300	\$88,900	\$138,100	\$96,300



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
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
Exterior									
Exterior Walls									
	Glass Block	5%			LIFE	**	5	\$15,200	
	Masonry: Brick	15%	Now	\$1,890,200	LIFE	**	5	\$36,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Penthouse									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%									
Location : Penthouse And Throughout Perimeter									
Water Penetration, Extent : Moderate, Area Affected : 12%									
Location : Rooms C-51, C-52, C-54									
	Masonry: Brick	80%			LIFE	**	5	\$389,800	
Windows									
	Aluminum	100%			2052	**	5	\$76,400	
Parapets									
	Masonry: Brick	85%	Now	\$55,800	LIFE	**	5	\$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5-10	\$15,100	
	Metal Rail	10%			2041	**	5-10	\$44,700	
Roof									
	Copper/Terne	3%			2051	**	10	\$9,400	
	Modified Bitumen	97%			2036	\$1,398,500	10	\$122,200	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$15,100	
Interior									
Floors									
	Ceramic Tile	10%			2039	**	5	\$28,600	
	Terrazzo	5%			LIFE	**	5	\$22,400	
	Vinyl Tile	60%			2041	**	3	\$64,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Plank Vinyl Flooring Floated Above Existing									
	Vinyl Tile	25%			2036	\$2,071,200	3	\$35,800	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$72,800	
	Concrete Masonry Unit	1%	Now	\$11,500	LIFE	**	5	\$2,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Stair To Basement Crawl Space									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Basement Crawl Space Throughout									
	Gypsum Board	15%			LIFE	**	5-10	\$148,500	
	Plaster	59%			LIFE	**	5-10	\$292,100	
	SGFT/Glazed Masonry	20%			LIFE	**	10	\$58,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG 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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	65%			2041	**	5	\$168,900	
	Exposed Struc: Concrete	5%			LIFE	**	5-10	\$16,200	
	Metal Panel	5%			LIFE	**	5	\$32,500	
	Plaster	25%			LIFE	**	5-10	\$111,600	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	25%			2056	**			
	Chain Link	75%			2046	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$19,900	2041	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$1,400	2041	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Tripping Hazard, Extent : Severe, Area Affected : 5%								
	Location : River Side Of Coler Memorial Hospital - Building C								
Parking/Driveway									
	Asphalt	20%	Now	\$87,900	2045	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Severe, Area Affected : 20%								
	Location : Rear Building C								
	Pavers/Stone	80%			2039	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : East Of Building								
	Explanation : Gravel Parking Area								
Activity Yard									
	Asphalt	100%	Now	\$36,500	2039	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Explanation : Vegetation Growth								

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

Under 600 Volts

*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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2056	**	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room B1-67							
		Explanation : One 2,000 Ampere And 1,200 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2056	**	5	\$5,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room B1-67							
		Explanation : 3 Sections							
	Raceway								
	Conduit	70%			2036	\$167,400	1		
	Conduit	20%			2056	**	1		
	Conduit	10%			2062	**	1		
	Panelboards								
	Molded Case Bkrs	80%			2035	\$200,600	5	\$4,000	
	Molded Case Bkrs	20%			2052	**	5	\$1,000	
	Wiring								
	Braided Cloth	50%			2035	\$179,600	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2036	\$71,800	1		
	Thermoplastic	20%			2056	**	1		
	Thermoplastic	10%			2062	**	1		
	Motor Controllers								
	Locally Mounted	70%			2034	\$412,600	5	\$900	
	Locally Mounted	20%			2049	**	5	\$300	
	Variable Frequency Drive	10%			2049	**			
	Ground								
	Grounding Devices								
	Not Accessible	100%							
	Stand-by Power								
	Transfer Switches								
	Automatic	100%			2053	**	1	\$58,000	
	Lighting								
	Interior Lighting								
	Fluorescent	40%			2041	**	10	\$69,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2036	\$1,201,800	10	\$69,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2041	**			
	LED	10%			2044	**			

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

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

Lighting

Egress Lighting

Emergency, Service

50%

2036

\$60,800

1

Exit/Emergency Light

5%

2044

* *

Combo

Exit, Service

45%

2041

* *

1

Exterior Lighting

LED

15%

2041

* *

LED

15%

2044

* *

No Component

70%

Alarm

Security System

Generic

100%

2041

* *

1

\$70,400

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

Fire/Smoke Detection

Generic, Digital

100%

2041

* *

1-3

\$116,200

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2046

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Steam Is Provided By Building B*

Conversion Equipment

Heat Exchanger, Plate &
Frame

90%

2045

* *

1

\$83,900

Pres. Reducing Valve/LP
Steam

10%

2039

* *

5

\$1,100

Distribution

Hot Wtr Piping/Pump

90%

Now

\$7,800

2035

\$388,600

4

\$8,400

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Basement*

Steam Piping/Pump

10%

Now

\$15,800

2036

\$158,100

*Broken, Extent : Severe, Area Affected : 5%**Location : Basement**Corroded, Extent : Moderate, Area Affected : 10%**Location : Basement**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Crawlspace, Basement*

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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
Heating									
	Terminal Devices								
	Convactor/Radiator	95%			2034	\$1,534,000	1	\$57,900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Hot Water	5%			2036	\$58,500			
Controls									
	Digital	10%			2034	\$567,100			
	Pneumatic	90%	Now	\$687,000	2030	\$3,434,800			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Split Unit	5%	Now	\$117,200	2046	**			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Elevator Machine Room							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
	Window/Wall Unit	95%	Now	\$71,100	2031	\$710,700	1		
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$166,500	
	Exhaust Fans								
	Interior	15%	0-2	\$13,100	2031	\$131,400	2	\$700	
		Malfunctioning, Extent : Light, Area Affected : 10%							
		Location : Penthouse Mechanical Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room And Other Locations							
	Interior	85%			2031	\$744,400	2	\$4,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$2,536,200	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$2,000	2031	\$39,500	4	\$4,000	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Vertical Transport									

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 5th Floor									
Explanation : Five Units									
Fire Suppression									
Standpipe									
	Generic	100%			2046		* *	1-5	\$95,100
Sprinkler									
	Generic	100%			2046		* *	1-2	\$52,800

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 07-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 1373 **Lot** : 50 **BIN** : 1086491

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,528,100	\$596,500
Interior Architecture		\$1,698,700
Electrical		\$190,200
Mechanical	\$998,900	\$1,237,800
Total	\$2,527,000	\$3,723,300
Importance Code A	\$1,528,100	\$596,500
Importance Code B	\$998,900	\$3,126,800
Total	\$2,527,000	\$3,723,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$22,100		\$2,900	
Interior Architecture	\$208,400		\$4,500	\$5,900
Electrical	\$5,100	\$4,700	\$5,700	\$4,900
Mechanical	\$249,800	\$6,100	\$8,800	\$4,900
Site Pavements	\$13,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$506,000	\$18,000	\$29,100	\$22,900
Importance Code A	\$22,900	\$800	\$4,500	\$800
Importance Code B	\$368,500	\$17,200	\$20,200	\$22,100
Importance Code C	\$114,700		\$4,400	
Total	\$506,000	\$18,000	\$29,100	\$22,900



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

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HEALTH AND HOSPITALS CORP. - 819
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
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$379,400	LIFE	* *	5	\$88,000	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Repointing Failure, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Bulkhead								
Windows								
Aluminum	95%	Now	\$446,100	2061	* *	5	\$4,500	
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%			2039	* *	10	\$2,900	
Parapets								
Masonry: Brick	35%	Now	\$13,900	LIFE	* *	5	\$5,200	
Miss/Damaged Copings, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5-10	\$9,100	
Other Observation, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Explanation : Deteriorated Guardrail Post Base On Roof Level With Visible Rust, Compromised Anchorage, And Severely Cracked Coping Stone, Posing Structural And Fall Safety Risks.								
Metal Rail	60%	Now	\$631,700	2056	* *	5	\$63,800	1
Corrosion/Rusting, Extent : Severe, Area Affected : 90%								
Location : Post Anchorage								
Deformed/Dented, Extent : Severe, Area Affected : 2%								
Location : Lower Roof								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Miss/Damaged Copings, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2036	\$444,700	10	\$38,900	
Soffits								
Wood	100%	Now	\$70,900	2056	* *	5	\$7,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Southwest Portion Of Building								
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
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
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$12,200	LIFE	* *	5	\$14,900	
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Terrazzo	20%			LIFE	* *	5	\$21,300	
	Vinyl Tile	60%	0-2	\$23,700	2036	\$1,184,400	3	\$15,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Vinyl Tile	1%			2044	* *	3	\$300	
	Vinyl Tile 9" X 9"	9%	Now	\$25,700	2031	\$514,300	3	\$2,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Worn/Erode, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%			2039	* *	5	\$8,800	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$7,100	
	Gypsum Board	25%			LIFE	* *	5-10	\$75,000	
	Plaster	50%			LIFE	* *	5-10	\$75,000	
	SGFT/Glazed Masonry	15%			LIFE	* *	10	\$13,200	
Ceilings									
	AcousTileSusp.Lay-In	70%			2041	* *	5	\$47,800	
	Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$4,300	
	Plaster	25%			LIFE	* *	5-10	\$29,300	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$12,500	2041	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Tripping Hazard, Extent : Severe, Area Affected : 5%								
	Location : Concrete Walkways On The River Side Of Coler Memorial Hospital - Building S								
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$900	2041	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Parking/Driveway									
	Asphalt	100%			2039	* *			

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

Under 600 Volts

*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 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
Under 600 Volts									
Transformers									
	Dry Type	20%			2034	\$5,600	5		
Enclosure Corroded, Extent : Light, Area Affected : 100%									
Location : Basement Room Scs2									
Not in Service, Extent : Light, Area Affected : 100%									
Location : Basement Room Scs2									
	Dry Type	80%			2053	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Room S207									
Explanation : 225 Kva Rated Unit									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2062	* *	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Room S-104									
Explanation : 1 Section									
Raceway									
	Conduit	70%			2036	\$44,100	1		
	Conduit	20%			2056	* *	1		
	Conduit	10%			2062	* *	1		
Panelboards									
	Molded Case Bkrs	60%			2035	\$37,600	5	\$700	
	Molded Case Bkrs	30%			2044	* *	5	\$300	
	Molded Case Bkrs	10%			2058	* *	5	\$100	
Wiring									
	Braided Cloth	50%			2035	\$45,800	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2046	* *	1		
	Thermoplastic	20%			2046	* *	1		
	Thermoplastic	10%			2062	* *	1		
Motor Controllers									
	Locally Mounted	70%			2034	\$108,600	5	\$200	
	Locally Mounted	30%			2049	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	50%			2053	* *	1	\$6,500	
	Manual	50%			2056	* *	5	\$100	
Lighting									
Interior Lighting									
	LED	100%			2044	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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

Lighting

Egress Lighting

Emergency, Service

45%

2044

* *

1

Exit/Emergency Light

5%

2044

* *

Combo

Exit, Service

50%

2041

* *

1

Exterior Lighting

LED

15%

2044

* *

LED

15%

2041

* *

No Component

70%

Alarm

Security System

Generic

100%

2041

* *

1

\$15,700

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

Fire/Smoke Detection

Generic, Digital

100%

2041

* *

1-3

\$25,900

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2046

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Steam Is Provided By Building B*

Conversion Equipment

Heat Exchanger, Plate &
Frame

40%

2045

* *

1

\$8,300

Pres. Reducing Valve/LP
Steam

60%

2039

* *

5

\$1,500

Distribution

Hot Wtr Piping/Pump

40%

2044

* *

4

\$1,200

Steam Piping/Pump

60% Now

\$4,200 2046

* *

*Corroded, Extent : Severe, Area Affected : 5%**Location : Basement**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Basement*

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	30%	Now	\$149,000	2044	**	1	\$7,000	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Mechanical Rooms							
		Malfunctioning, Extent : Moderate, Area Affected : 70%							
		Location : Mechanical Rooms							
	Convactor/Radiator	70%			2034	\$251,700	1	\$9,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Controls									
	Pneumatic	100%	Now	\$170,000	2030	\$849,900			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Rooms							
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Split Unit	5%	Now	\$10,400	2031	\$52,200			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Elevator Machine Room							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
	Window/Wall Unit	95%	Now	\$47,500	2031	\$158,300	1		
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Various Locations							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,100	
	Exhaust Fans								
	Interior	70%			2031	\$136,500	2	\$900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	Roof	30%	Now	\$500	2031	\$25,600	2	\$300	
		Malfunctioning, Extent : Light, Area Affected : 5%							
		Location : Roof							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$564,800	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$74,300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Backup Unit, 3kwt 120 Gallons. Domestic Hot Water Is Provided By Building B							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2041	* *	4	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$21,200	
		Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$11,800	
		Combination Sprinkler/Stdpipe, Extent : Light, 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.*

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : CONEY ISLAND HOSPITAL AMBULANCE
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.040 / 2671 **Yr Built/Renovated** : 1954 / 2013
Area Sq Ft : 8,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$94,800	\$256,700
Mechanical		\$215,400
Total	\$94,800	\$472,100
Importance Code A	\$94,800	\$256,700
Importance Code B		\$215,400
Total	\$94,800	\$472,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$33,600			\$400
Interior Architecture	\$33,700		\$500	\$600
Electrical	\$400	\$500	\$600	\$500
Mechanical	\$2,100	\$600	\$600	\$500
Site Pavements	\$4,600			
Total	\$74,500	\$1,200	\$1,700	\$1,900
Importance Code A	\$33,600			\$400
Importance Code B	\$27,600	\$1,200	\$1,700	\$1,200
Importance Code C	\$13,300			\$300
Total	\$74,500	\$1,200	\$1,700	\$1,900



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

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL 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
Exterior								
Exterior Walls								
Masonry: Brick	72%	Now	\$94,800	LIFE	**	5	\$11,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Exterior Corners							
	Efflorescence, Extent : Moderate, Area Affected : 15%							
	Location : East Facade							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Main Entrance							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Over Main Entrance And Garage Doors							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : North And East Facades							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Exterior Corners Of Building							
Metal Sect. OHD	20%			2041	**	5	\$9,500	
Stucco Cement	6%			2041	**	5	\$2,300	
Window Wall	2%	Now	\$9,700	2066	**	5	\$600	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Windows								
Aluminum	40%			2035		5	\$700	
	Air Infiltration, Extent : Light, Area Affected : 50%							
	Location : West Facade, East Facade Transom							
Aluminum	60%			2052	**	5	\$1,100	
Parapets								
Masonry: Brick	90%	Now	\$11,100	LIFE	**	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 55%							
	Location : South And East Facades, Copings							
Pre-Cast Concrete	10%	Now	\$3,200	LIFE	**	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Corners							
Roof								
Built-Up (BUR)	100%	Now	\$4,400	2036			\$221,000	
	Blisters, Extent : Moderate, Area Affected : 2%							
	Location : Throughout							
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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
Exterior									
Soffits									
	Cast in Place Concrete	100%	Now	\$4,600	LIFE	* *	5	\$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Near Entrance									
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%									
Location : Near Entrance									
Other Observation, Extent : Severe, Area Affected : 8%									
Location : Near Entrance									
Explanation : Vertical Crack Extending Nearly The Full Height, With Additional Signs Of Spalling And Exposed Reinforcement At The Beam-column Joint.									
Interior									
Floors									
	Cast in Place Concrete	50%			LIFE	* *	5	\$20,600	
	Ceramic Tile	5%			2045	* *	5	\$500	
	Vinyl Tile	45%			2041	* *	3	\$1,600	
Interior Walls									
	Ceramic Tile	5%			2045	* *	5	\$700	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$1,600	
	Fiberglass Panel	15%			LIFE	* *	10	\$500	
	Gypsum Board	45%			LIFE	* *	5-10	\$10,200	
	Masonry: Brick	20%			LIFE	* *	10	\$800	
Ceilings									
	AcousTileSusp.Lay-In	60%	Now	\$2,000	2049	* *	5	\$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Storage									
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Storage, Corridors									
	Exposed Struc: Concrete	2%	Now	\$8,900	LIFE	* *	5		
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Service Area									
	Exposed Struc: Concrete	38%			LIFE	* *	5-10	\$4,500	
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2080	* *			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2041	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$4,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Center Of Parking Area									

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	40%			2036	\$1,900	1		
	Conduit	60%			2062	* *	1		
Panelboards									
	Fused Disc Sw	5%			2035	\$500	5		
	Molded Case Bkrs	30%			2035	\$3,100	5	\$100	
	Molded Case Bkrs	65%			2058	* *	5	\$100	
Wiring									
	Thermoplastic	30%			2036	\$2,800	1		
	Thermoplastic	70%			2062	* *	1		
Motor Controllers									
	Locally Mounted	100%			2053	* *	5	\$100	
Lighting									
Interior Lighting									
	LED	100%			2044	* *			
Egress Lighting									
	Emergency, Service	50%			2044	* *	1		
	Exit/Emergency Light	50%			2041	* *			
	Combo								
Exterior Lighting									
	LED	10%			2044	* *			
	No Component	90%							
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2044	* *	1-3	\$4,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2046	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Is Provided By Power Plant Building							
Distribution									
	Steam Piping/Pump	100%			2036	\$52,700			
Terminal Devices									
	Convactor/Radiator	20%			2034	\$10,800	1	\$400	
	Unit Heater - Steam	50%			2036	\$18,700	4	\$400	
	No Component	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Offices, Brake Room							
		Explanation : Reported Under Air Conditioning							
Air Conditioning									

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

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL 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
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Split Unit	50%			2036	\$78,200			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Offices, Brake Room							
	Window/Wall Unit	10%			2031	\$2,500	1		
	No Component	40%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Garage							
		Explanation : Location Noted							
	Heat Rejection								
	Air Cooled Condenser Unit	50%			2036	\$5,700	2	\$2,200	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	
	Exhaust Fans								
	Interior	30%			2031	\$8,800	2	\$100	
	Roof	70%			2031	\$8,900	2	\$100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$84,500	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG.
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.010 / 88 **Yr Built/Renovated** : 1953 / 2018
Area Sq Ft : 722,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,7,8,9,12,13,14
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,322,800	\$2,856,800
Interior Architecture	\$2,580,000	\$1,242,700
Electrical		\$3,773,300
Mechanical	\$10,595,700	\$40,154,300
Total	\$14,498,500	\$48,027,100
Importance Code A	\$1,322,800	\$2,856,800
Importance Code B	\$12,271,000	\$44,873,600
Importance Code C	\$904,700	\$296,600
Total	\$14,498,500	\$48,027,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$67,100			
Interior Architecture	\$68,500		\$57,300	\$129,600
Electrical	\$94,300	\$98,500	\$107,400	\$95,900
Mechanical	\$601,100	\$92,800	\$177,800	\$130,200
Site Pavements	\$34,200			
Elevators/Escalators	\$86,400	\$86,400	\$86,400	\$86,400
Total	\$951,600	\$277,700	\$428,900	\$442,000
Importance Code A	\$93,500	\$24,700	\$31,000	\$24,700
Importance Code B	\$797,200	\$253,100	\$397,900	\$382,500
Importance Code C	\$61,000			\$34,900
Total	\$951,600	\$277,700	\$428,900	\$442,000



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

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

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

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL 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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$32,800	LIFE	* *	5	\$130,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1% Location : Underside Of Penthouse And Underside Of Balconies Water Penetration, Extent : Moderate, Area Affected : 10% Location : Underside Of Penthouse And Underside Of Balconies							
Masonry: Brick	53%	0-2	\$478,600	LIFE	* *	5	\$277,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Penthouse, 1st Floor Back Entrance							
Metal Sect. OHD	2%			2041	* *	5	\$32,700	
Pre-Cast Concrete	5%	Now	\$99,400	LIFE	* *	5	\$85,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Lower One Story Building Wings							
Window Wall	35%			2056	* *	5	\$687,300	
Windows								
Aluminum	98%			2052	* *	5	\$270,400	
Metal Louvers	2%			2045	* *	10	\$34,500	
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$174,800	
Masonry: Limestone	10%	0-2	\$33,200	LIFE	* *	5	\$6,400	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% Location : Throughout Staining/Discoloring, Extent : Light, Area Affected : 25% Location : Throughout							
Metal Panel	5%			2046	* *	5	\$9,900	
Metal Rail	30%			2049	* *	5-10	\$277,000	
Metal: Cage/Fence	5%			2041	* *	5-10	\$19,800	

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 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
Exterior								
Roof								
Built-Up (BUR)	35%			2036	\$1,230,600	10	\$100,700	
	Gravel/Slag Surface, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : 9th Floor Roof - Various Locations							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 9th Floor Roof - Elevator Machine Room							
Copper/Terne	2%			2051	**	10	\$14,400	
Fluid Applied Roofing	10%	Now	\$211,200	2076	**			
	Patching Evident, Extent : Light, Area Affected : 5%							
	Location : 8th Floor Balcony							
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : 8th Floor Balcony							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Areas Below 8th Floor Balcony							
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : 8th Floor Balcony							
Modified Bitumen	8%			2044	**	10	\$23,000	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : 3rd Floor Roof							
Modified Bitumen	35%			2041	**	10	\$100,700	
Panel/Paver: Cer/Brk	2%	Now	\$81,100	2066	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : 3rd Floor Off Of Physical Training Room							
	Vegetation Growth, Extent : Light, Area Affected : 75%							
	Location : 3rd Floor Off Of Physical Training Room							
Not Accessible	8%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Emergency Department's Roof							
	Explanation : Location Noted							
Soffits								
Cast in Place Concrete	10%	0-2	\$1,100	LIFE	**	5	\$4,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Loading Dock							
	Exposed Reinforcement, Extent : Severe, Area Affected : 2%							
	Location : Loading Dock							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Canopy At Loading Dock							
	Explanation : None							
Metal Panel	2%			2046	**	5-10	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Entry Canopy							
	Explanation : None							
Stucco Cement	88%			2041	**	5	\$19,900	

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
Interior								
Floors								
Cast in Place Concrete	5%	0-2	\$95,000	LIFE	* *	5	\$116,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Penthouse Underside Of Slab, Basement Crawl Space								
Ceramic Tile	5%			2045	* *	5	\$53,300	
Ceramic Tile	5%			2045	* *	5	\$53,300	
Quarry Tile	5%			2041	* *	5	\$80,000	
Raised Access Floor	2%			2039	* *	5	\$80,000	
Terrazzo	2%	Now	\$41,800	LIFE	* *	5	\$16,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Building Entrance								
Vinyl Tile	71%	4+	\$438,100	2041	* *	3	\$284,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Vinyl Tile	5%			2044	* *	3	\$20,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 3rd, 6th, 7th, 9th Floors Partially								
Interior Walls								
Ceramic Tile	6%			2045	* *	5	\$69,800	
Concrete Masonry Unit	15%	0-2	\$343,500	LIFE	* *	5	\$69,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Glass: Single Pane	2%			LIFE	* *	5	\$34,900	
Gypsum Board	15%			LIFE	* *	5-10	\$296,600	
Marble Panels	2%			LIFE	* *	10	\$9,300	
Plaster	35%			LIFE	* *	5-10	\$346,100	
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$145,400	

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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
Interior									
Ceilings									
	AcousTileConcealSpLn	10%			2041	**	5	\$133,300	
	AcousTileSusp.Lay-In	2%			2049	**	5	\$21,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Kitchen Storage									
	AcousTileSusp.Lay-In	23%			2053	**	5	\$245,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : 3rd, 7th, And Partially On 9th Floors. Reported On 6th Floor									
	Exposed Struc: Concrete	5%	Now	\$167,400	LIFE	**	5	\$8,300	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Kitchen									
	Metal Panel	23%	Now	\$425,400	LIFE	**	5	\$306,700	
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : Various Corridors									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Various Corridors									
	Plaster	32%			LIFE	**	5-10	\$586,700	
	Not Accessible	5%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Emergency Room									
Explanation : Location Noted									
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2080	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	85%	0-2	\$4,000	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Areas Adjacent To Loading Dock Areas									
	Cast in Place Concrete	15%			2053	**			
Parking/Driveway									
	Asphalt	60%	Now	\$17,100	2039	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : East Parking Areas									
Tripping Hazard, Extent : Severe, Area Affected : 10%									
Location : Rear Parking Area									
	Cast in Place Concrete	10%	Now	\$1,600	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Various Locations									
	Cast in Place Concrete	30%	Now	\$11,700	2041	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Inner Courtyard Driveway On East Side Of Building									

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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

Site Pavements

Activity Yard

Pavers/Stone

100%

2039

* *

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

Location : West Inner Courtyard Area

Explanation : Location Noted

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

50%

2062

* *

5

\$1,900

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

Location : 2n2n Outdoor Electrical Enclosure

Explanation : Two 1,600 Ampere Main Disconnect Switches

Fused Disc Sw

50%

2062

* *

5

\$1,600

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

Location : Electrical Room 1w17

Explanation : Two 4,000 Ampere Main Disconnect Switches For Sections C And D

Transformers

Dry Type

20%

2041

* *

5

\$500

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

Location : Electrical Room 1w17, Elevator Machine Rooms

Explanation : Various Capacities

Dry Type

80%

2053

* *

5

\$2,100

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

Location : 2n2n, 2n2n Outdoor Electrical Enclosure

Explanation : Two 1,000 Kva Rated Units And One 112.5 Kva Rated Unit

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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
Under 600 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	25%		2062		* *	5	\$900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2n2n Outdoor Electrical Enclosure									
Explanation : 2 Sections									
	Fused Disc Sw	15%		2036		\$132,800	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 1w17									
Explanation : 3 Sections									
	Fused Disc Sw	15%		2046		* *	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 1w17									
Explanation : 4 Sections									
	Molded Case Bkrs	25%		2062		* *	5	\$4,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2n2n Outdoor Electrical Enclosure									
Explanation : 2 Sections									
	Molded Case Bkrs	20%		2036		\$177,000	5	\$3,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 1w17									
Explanation : 7 Sections									
Raceway									
	Busway	5%		2034		\$47,800	1		
	Busway	1%		2049		* *	1		
	Conduit	65%		2036		\$621,600	1		
	Conduit	29%		2062		* *	1		
Panelboards									
	Fused Disc Sw	5%		2035		\$50,200	5	\$800	
	Fused Disc Sw	5%		2058		* *	5	\$800	
	Molded Case Bkrs	60%		2035		\$601,800	5	\$11,400	
	Molded Case Bkrs	30%		2058		* *	5	\$5,700	
Wiring									
	Braided Cloth	44%		2035		\$626,400	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Busway	1%		2049		* *	1		
	Busway	5%		2034		\$71,200	1		
	Thermoplastic	40%		2062		* *	1		
	Thermoplastic	10%		2036		\$142,400	1		
Motor Controllers									
	Locally Mounted	10%		2034			5	\$500	
	Motor Control Center	40%		2034		\$731,500	5	\$7,900	
	Motor Control Center	45%		2053		* *	5	\$8,900	
	Variable Frequency Drive	5%		2049		* *			

Ground

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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
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2053	**	1	\$222,400	
Lighting									
	Interior Lighting								
	Fluorescent	15%			2041	**	10	\$98,100	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	10%			2041	**	10	\$65,400	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	50%			2041	**	10	\$326,800	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	LED	25%			2044	**			
Egress Lighting									
	Emergency, Service	40%			2041	**	1		
	Emergency, Battery	10%			2044	**	10	\$17,200	
	Exit, Service	25%			2031	\$80,400	1		
	Exit, Battery	25%			2044	**	10	\$12,000	
Exterior Lighting									
	HID	5%			2041	**	10	\$100	
	LED	25%			2044	**			
	No Component	70%							
Alarm									
	Security System								
	Generic	50%			2041	**	1	\$135,000	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Intrusion Alarm System					
	Generic	50%			2041	**	1	\$135,000	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : CCTV System					
Fire/Smoke Detection									
	Generic, Digital	100%			2041	**	1-3	\$445,500	

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

Heating

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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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2046	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Is Supplied By Power Plant Building							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	70%			2039	* *	1	\$246,700	
	Pres. Reducing Valve/LP Steam	30%			2039	* *	5	\$12,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor, 2nd Floor, Mechanical Rooms							
		Explanation : Radiators On 1st And 2nd Floors, Heating And Ventilation Units And Air Handlers							
Distribution									
	Hot Wtr Piping/Pump	70%	Now	\$22,800	2035	\$1,142,300	4	\$24,600	
		Insul. Deteriorating, Extent : Light, Area Affected : 5%							
		Location : 13th Floor Mechanical Room							
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : 13th Floor Mechanical Room							
	Steam Piping/Pump	30%	Now	\$35,900	2036	\$1,792,700			
		Insul. Deteriorating, Extent : Light, Area Affected : 100%							
		Location : Basement, Mechanical Rooms							
		Leak Evident, Extent : Light, Area Affected : 100%							
		Location : Basement							
Terminal Devices									
	Air Handler	10%			2031	\$1,404,300	1	\$44,100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
	Convactor/Radiator	20%			2034	\$1,220,400	1	\$46,000	
	Convactor/Radiator	40%			2041	* *	1	\$92,100	
	Fan Coil Unit/Heat	10%			2031	\$1,850,200	1	\$23,000	
	Unit Heater - Hot Water	5%			2036	\$221,200			
	Unit Heater - Steam	5%			2031	\$212,000	4	\$4,900	
	No Component	10%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Reported Under Air Conditioning							
Controls									
	Digital	30%	Now	\$326,100	2031	\$6,521,600			
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
	Pneumatic	50%	Now	\$365,700	2030	\$7,314,200			
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Mechanical Rooms							
	No Component	20%							

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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
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2030	\$1,180,200	2	\$4,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Various Locations							
	Reciprocating Compr/Chiller	16%	Now	\$352,300	2031	\$1,761,500	1	\$47,600	
		Broken, Extent : Severe, Area Affected : 100% Location : 9th Floor - Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 9th Floor - Roof. 2 Units Serve Labor And Delivery Departments							
	Reciprocating Compr/Chiller	5%			2036	\$550,500	1	\$16,500	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Lower Roof. Serves Emergency Room							
	Ext Pkg Unit - Heating/Cooling	12%			2041	* *	2	\$5,200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Courtyard, Electrical Enclosures And Roof							
	Ext Pkg Unit - Heating/Cooling	2%			2031	\$250,800	2	\$900	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Lower Roof, 9th Floor - Roof							
	Split Unit	10%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Elevator Machine Rooms, Offices, Telecom Rooms							
	Split Unit	5%			2031	\$886,000			
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 5th Floor And Other Locations							
	Split Unit	1%			2031	\$177,200			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Pharmacy Explanation : R-438a Refrigerant							
	Window/Wall Unit	39%			2029	\$1,102,500	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	20%			2036	\$241,300	4	\$10,500	
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2031	\$2,895,900	1	\$88,200	
	Air Handler/Cool/Ht	1%			2031	\$144,800	1	\$4,400	
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : Mechanical Room 8n38, 14th Floor Mechanical Room							
	No Component	79%							

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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
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	16%			2031	\$345,700	2	\$79,400	
	Air Cooled Condenser Unit	15%			2041	* *	2	\$74,500	
	No Component	69%							
Ventilation									
Distribution									
	Ductwork/Diffusers	8%	Now	\$52,400	LIFE	* *	2-5	\$31,800	
		Insul. Deteriorating, Extent : Light, Area Affected : 5% Location : 8th Floor Corridor, Mechanical Room 8n39							
	Ductwork/Diffusers	92%			LIFE	* *	2-5	\$578,900	
Exhaust Fans									
	Interior	80%			2031	\$2,647,700	2	\$17,500	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Roof	20%			2031	\$289,600	2	\$4,400	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Roofs							
Plumbing									
H/C Water Piping									
	Brass/Copper	22%	Now	\$105,400	2036	\$2,108,500	1		
		Leak Evident, Extent : Light, Area Affected : 5% Location : Basement, 1st Floor Mechanical Room, 14th Floor Tank Room							
	Brass/Copper	78%			2036	\$7,475,600	1		
HW Heat Exchanger									
	Steam Fired	100%			2046	* *	4	\$70,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Mechanical Equipment Room Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2036	\$151,500	4	\$22,900	
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							
Booster Pump w/Tank									
	Generic	100%			2031	\$37,900	1	\$16,500	
Vertical Transport									

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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
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 8 Units From 1st To 11th Floor; 1 Unit From 1st To 7th Floor									
Explanation : 9 Units									
Fire Suppression									
Standpipe									
Generic		100%			2036	\$3,436,000	1-5	\$372,700	
Sprinkler									
No Component		80%							
Generic		20%			2036	\$2,063,900	1-2	\$39,900	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : CONEY ISLAND HOSPITAL POWER PLANT
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.030 / 90 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 18,604 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,277,500	\$242,600
Interior Architecture	\$289,300	\$57,900
Electrical		\$1,327,100
Mechanical		\$957,400
Total	\$1,566,700	\$2,585,000
Importance Code A	\$1,277,500	\$242,600
Importance Code B	\$232,600	\$2,342,400
Importance Code C	\$56,700	
Total	\$1,566,700	\$2,585,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,700		\$3,200	
Interior Architecture	\$21,500		\$300	\$100
Electrical	\$2,700	\$2,400	\$2,900	\$5,000
Mechanical	\$5,700	\$900	\$4,200	\$600
Site Pavements	\$12,700			
Total	\$61,400	\$3,300	\$10,600	\$5,700
Importance Code A	\$18,700		\$3,200	
Importance Code B	\$29,300	\$3,300	\$7,400	\$5,700
Importance Code C	\$13,300			
Total	\$61,400	\$3,300	\$10,600	\$5,700



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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
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$3,200	
Masonry: Brick	95%	Now	\$518,400	LIFE	**	5	\$30,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
Location : West Facade And East Facade At Tank Room								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Outside Corners, Expansion Joints And Wall Penetrations								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : All Facades And Interior Courtyard								
Recent Repair Evident, Extent : N/A, Area Affected : 1%								
Location : Side Of Building Near Window								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
Location : Wall Penetrations Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Windows								
Aluminum	20%			2044	**	5	\$600	
Metal Louvers	15%			2039	**	10	\$2,900	
Steel	45%	Now	\$109,900	2061	**	5	\$8,700	
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								
Steel	20%			2061	**	5	\$7,800	
Parapets								
Masonry: Brick	65%	Now	\$102,600	LIFE	**	5	\$3,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout Parapet Interior Face								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Metal Panel	5%			2046	**	5	\$1,200	
Metal Rail	10%			2041	**	5-10	\$10,800	
Metal: Cage/Fence	10%			2041	**	5-10	\$4,600	
Pre-Cast Concrete	10%	Now	\$10,100	LIFE	**	5	\$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Interior Parapet Walls								
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								

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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
Exterior									
Roof									
	Built-Up (BUR)	20%	Now	\$113,600	2046	**			1
		Gravel/Slag Surface, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Over Storage Area, Carpenter Shops And Lower Roof - East Side							
	Copper/Terne	5%			2051	**	10	\$5,800	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Above Clerestory Windows, Back Of The Roof							
	Modified Bitumen	40%			2041	**	10	\$18,600	
	Single Ply Membrane	15%			2031	\$149,600	10	\$7,000	
	Skylight, Metal/Glass	5%	Now	\$68,400	2046	**			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 22%							
		Location : Throughout Skylight And Clerestory							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Sloped Glazing	15%	Now	\$364,500	LIFE	**	5	\$93,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Transom Windows							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
		Location : Transom Windows							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	95%			LIFE	**	5	\$115,700	
	Ceramic Tile	2%			2039	**	5	\$600	
	Vinyl Tile	3%			2036	\$24,200	3	\$400	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,300	
	Masonry: Brick	90%	Now	\$56,700	LIFE	**			
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Plumbing Shop							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Offices - Plumbing Shop							
		Worn/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Basement							

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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
Interior								
Ceilings								
Exposed Struc: Concrete	40%	Now	\$174,800	LIFE	* *	5	\$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Plumber Shop And Mezzanine Storage								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Plumber Shop And Mezzanine Storage								
Exposed Struc: Concrete	50%			LIFE	* *	5-10	\$17,400	
Exposed Struc: Steel	10%			LIFE	* *	10	\$5,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Component Actually Concrete Metal Decking								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,800	2041	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Perimeter Sidewalks								
Tripping Hazard, Extent : Severe, Area Affected : 10%								
Location : Northeast And Southwest Sides Of The Building.								
Parking/Driveway								
Asphalt	100%	Now	\$7,900	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Areas								
Sinking/Subsiding, Extent : Moderate, Area Affected : 25%								
Location : Parking Areas And Loading Docks								

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	70%			2046	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Generator Area							
		Explanation : Two 5,000 Ampere Main Disconnect Switches For Generator							
	Air Circuit Breaker	10%			2046	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Fused Disc Sw	20%			2046	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mezzanine Electrical Room							
		Explanation : One 2,000 Ampere Main Disconnect							
Transformers									
	Dry Type	100%			2049	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mezzanine Electrical Room							
		Explanation : 500 Kva Rated Capacity							
Switchgear / Switchboard									
	Fused Disc Sw	30%			2046	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Generator Area							
		Explanation : 2 Sections							
	Molded Case Bkrs	70%			2036	\$455,900	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Generator Area, 1st Floor Electrical Room							
		Explanation : 5 Sections							
Raceway									
	Conduit	90%			2036	\$740,200	1		
	Conduit	10%			2062	* *	1		
Panelboards									
	Fused Disc Sw	30%			2058	* *	5	\$100	
	Molded Case Bkrs	55%			2035	\$55,000	5	\$300	
	Molded Case Bkrs	10%			2052	* *	5		
	Molded Case Bkrs	5%			2058	* *	5		
Wiring									
	Braided Cloth	40%			2035	\$22,500	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2036	\$22,500	1		
	Thermoplastic	20%			2062	* *	1		
Motor Controllers									
	Locally Mounted	10%			2053	* *	5		
	Locally Mounted	20%			2034	\$7,400	5		
	Motor Control Center	70%			2034	\$36,000	5	\$400	

Ground

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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
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2034	\$5,700	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Generator Area							
		Explanation : One Automatic Transfer Switches							
	Automatic	50%			2053	* *	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mezzanine Electrical Room							
		Explanation : Two Automatic Transfer Switches							
Generators									
	Diesel	90%			2032	\$75,900	1	\$6,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Generator Area							
		Explanation : One 1,200 Kw And One 1,250 Kw Rated Units							
	Diesel	10%			2049	* *	1	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 300 Kilowatts							
Batteries									
	Lead/Acid	100%			2030	\$2,600	5	\$700	
Fuel Storage									
	Day Tank	50%			2058	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 275 Gallons							
	Day Tank	50%			2035	\$13,400	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Room Next To 1st Floor Generator Area							
		Explanation : One 100 Gallon And One 112 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2041	* *	10	\$10,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Work Shop And Electrical Room, Offices And Mechanical Equipment Room							
	Fluorescent	10%			2041	* *	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	30%			2044	* *			
Egress Lighting									
	Emergency, Service	50%			2041	* *	1		
	Exit/Emergency Light	45%			2041	* *			
	Combo								
	Exit, Battery	5%			2041	* *	10	\$100	

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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

Lighting

Exterior Lighting

HID	5%			2036	\$4,500	10		
LED	20%			2044	* *			
No Component	75%							

Alarm

Fire/Smoke Detection

Generic, Digital	100%			2041	* *	1-3	\$11,500	

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2056	* *	1		

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

Location : Building Exterior - Vault

Explanation : Three 25,000 Gallon Tanks

Conversion Equipment

Steam Boiler Central Plant	100%			2049	* *			

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

Location : Boiler Room

Explanation : Three Units

Distribution

Central Plant Steam Piping/Pmp	10%	Now	\$1,100	2056	* *	4	\$100	

Leak Evident, Extent : Light, Area Affected : 5%

Location : Basement

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

Location : Boiler Room

Explanation : Provides Steam To Campus

Steam Piping/Pump	90%			2036	\$140,400			

Terminal Devices

Air Handler	50%			2031	\$183,300	1	\$5,800	
Unit Heater - Steam	20%			2036	\$22,100	4	\$500	
No Component	30%							

Other Observation, Extent : N/A, Area Affected : 0%

Location : Shops, Locker Room

Explanation : Reported Under Air Conditioning

Controls

Digital	100%			2034	\$559,500			

Air Conditioning

Energy Source

Electricity	100%			2052	* *	1		

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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
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	1%			2031	\$5,400	1	\$200	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
	Split Unit	30%			2041	**			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Electrical Room, Shops, Locker Room							
	No Component	69%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2041	**	2	\$2,600	
	Water Cooling Tower	80%			2037	**	2	\$15,000	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Exhaust Fans								
	Roof	70%			2031	\$26,500	2	\$400	
	Wall Unit	30%			2031	\$2,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$74,300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Makeup Water Tank Room							
		Explanation : One Unit, 30kwt 120 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	50%			2036	\$2,000	4	\$300	
	Submersible	50%			2027	\$300	4	\$300	
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 30-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,8,Ph
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$1,664,800
Interior Architecture	\$684,100	\$2,082,500
Electrical		\$100,700
Mechanical	\$256,800	\$686,200
Total	\$941,000	\$4,534,100
Importance Code A		\$1,664,800
Importance Code B	\$667,500	\$2,720,200
Importance Code C	\$273,400	\$149,100
Total	\$941,000	\$4,534,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$62,600			
Interior Architecture	\$115,700		\$60,400	
Electrical	\$17,900	\$15,400	\$17,700	\$15,100
Mechanical	\$94,500	\$26,000	\$27,400	\$30,000
Site Pavements	\$14,600			
Elevators/Escalators	\$40,800	\$40,800	\$40,800	\$40,800
Total	\$346,200	\$82,200	\$146,300	\$86,000
Importance Code A	\$63,200	\$400	\$300	\$400
Importance Code B	\$222,400	\$81,800	\$146,000	\$85,500
Importance Code C	\$60,500			
Total	\$346,200	\$82,200	\$146,300	\$86,000



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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	
Exterior									
Exterior Walls									
Metal Panel	75%			2056	**	5-10	\$665,900		
Pre-Cast Concrete	5%			LIFE	**	5	\$42,000		
Window Wall	20%			2056	**	5	\$96,900		
Windows									
Aluminum	100%			2052	**	5	\$54,100		
Parapets									
Metal Panel	75%			2056	**	5	\$26,900		
Pre-Cast Concrete	25%			LIFE	**	5	\$29,200		
Roof									
Modified Bitumen	100%			2036	\$918,600	10	\$80,300		
Soffits									
Metal Panel	100%			2056	**	5-10	\$33,900		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Entry Canopy									
Explanation : Location Noted									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$57,500		
Sheet Vinyl/Rubber	10%	Now	\$180,200	2036	\$1,801,600	5	\$19,700		
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Corridors									
Sheet Vinyl/Rubber	10%			2044	**	5	\$39,400		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor									
Explanation : Recent Replacement									
Terrazzo	20%			LIFE	**	5	\$82,200		
Vinyl Tile	55%			2041	**	3	\$54,200		
Interior Walls									
Concrete Masonry Unit	30%			LIFE	**	5	\$91,800		
Glass: Special Gauge	5%			LIFE	**	1			
Gypsum Board	65%			LIFE	**	5-10	\$422,600		
Ceilings									
AcousTileSusp.Lay-In	30%			2049	**	5	\$45,200		
Gypsum Board	70%			LIFE	**	5-10	\$362,300		
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	90%			2049	**				
Panel/Paver: Concrete	10%	Now	\$2,500	2056	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parking/Driveway									
Asphalt	100%	Now	\$12,100	2039	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	70%			2062	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Normal Electrical Enclosure							
		Explanation : Two 1,600 Ampere Main Disconnect Switches For Normal Service							
	Air Circuit Breaker	30%			2062	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Emergency Electrical Enclosure							
		Explanation : One 4,000 Ampere Main Disconnect Switch For Emergency Service							
Transformers									
	Dry Type	10%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Elevator Machine Rooms							
		Explanation : Various Capacities							
	Dry Type	90%			2053	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Electrical Enclosures							
		Explanation : Three 1,000 Kva Rated Units							
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2062	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Electrical Enclosures							
		Explanation : 3 Sections							
	Molded Case Bkrs	50%			2062	* *	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Electrical Enclosures							
		Explanation : 3 Sections							
Raceway									
	Conduit	70%			2056	* *	1		
	Conduit	30%			2062	* *	1		
Panelboards									
	Fused Disc Sw	10%			2052	* *	5	\$300	
	Molded Case Bkrs	85%			2052	* *	5	\$2,700	
	Molded Case Bkrs	5%			2058	* *	5	\$200	
Wiring									
	Thermoplastic	70%			2056	* *	1		
	Thermoplastic	30%			2062	* *	1		
Motor Controllers									
	Locally Mounted	70%			2049	* *	5	\$600	
	Variable Frequency Drive	30%			2053	* *			
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2053	* *	1	\$37,500	

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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
Lighting									
Interior Lighting	Fluorescent	20%			2041	* *	10	\$22,400	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	65%			2041	* *	10	\$72,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
Fluorescent		5%			2041	* *	10	\$5,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
LED		10%			2044	* *			
Egress Lighting									
	Emergency, Service	50%			2041	* *	1		
	Exit/Emergency Light	5%			2041	* *			
	Combo								
	Exit, Battery	45%			2044	* *	10	\$3,700	
Exterior Lighting									
LED		30%			2041	* *			
No Component		70%							
Alarm									
Security System	Generic	100%			2041	* *	1	\$45,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV System							
Fire/Smoke Detection									
Generic, Digital		100%			2041	* *	1-3	\$75,200	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Plant Campus Steam / PRV	99%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Hydronic Heating Is Provided By Building G. Back Up Steam Is Provided By Power Plant Building.								
	Electricity	1%			2046	* *	1		

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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
Heating									
Conversion Equipment									
	Heat Exchanger, Plate & Frame	5%			2039	**	1	\$3,000	
	Pres. Reducing Valve/LP Steam	1%			2039	**	5	\$100	
	Radiant Heater	1%			2036	\$33,200	2	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby									
Explanation : Electric Unit Heaters									
	No Component	93%							
Distribution									
	Hot Wtr Piping/Pump	90%			2044	**	4	\$8,100	
	Steam Piping/Pump	10%			2046	**			
Terminal Devices									
	Convactor/Radiator	30%			2041	**	1	\$11,800	
	Fan Coil Unit/Heat	30%			2036	\$66,500	1	\$11,800	
	Induction Unit	20%			2039	**	1	\$7,900	
	No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Throughout									
Explanation : Reported Under Air Conditioning									
Controls									
	Digital	100%	Now	\$25,700	2029	\$256,800			
Malfunctioning, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Air Conditioning									
Energy Source									
	District Chilled Water	85%			2056	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Chilled Water Is Supplied By Building G									
	Electricity	15%			2052	**	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	5%			2041	**	2	\$400	
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Electrical Enclosures' Roofs And Walls									
	Split Unit	10%			2041	**			
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Elevator Machine Rooms									
	No Component	85%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$6,000	

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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
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%	Now	\$18,600	2036	\$371,800	1	\$67,900	
				Corroded, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Malfunctioning, Extent : Light, Area Affected : 5%					
				Location : Roof					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$107,700	
	Exhaust Fans								
	Roof	100%			2036	\$247,900	2	\$3,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2046	**	4	\$12,100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor - Room 191					
				Explanation : Two Back Up Units, Located Behind The Computer Room. Domestic Hot Water Is Provided By Building G.					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor To 8th Floor					
				Explanation : 5 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2046	**	1-5	\$61,500	
	Sprinkler								
	Generic	100%			2046	**	1-2	\$34,200	
	Fire Pump								
	Generic	100%	0-2	\$2,400	2039	**	1	\$20,500	
				Corroded, Extent : Light, Area Affected : 5%					
				Location : Fire Pump Room					

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : CUMBERLAND NFCC BLDG B
Address : 100 NORTH PORTLAND AVENUE @ BQE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0017.010 / 1003 **Yr Built/Renovated** : 1954 / 2001
Area Sq Ft : 36,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,536,400	\$518,000
Interior Architecture	\$79,400	\$264,800
Electrical		\$368,700
Mechanical	\$162,800	\$871,700
Total	\$1,778,600	\$2,023,100
Importance Code A	\$1,536,400	\$620,100
Importance Code B	\$242,200	\$1,403,000
Total	\$1,778,600	\$2,023,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$49,100			
Interior Architecture	\$54,600	\$2,300		\$5,300
Electrical	\$15,800	\$4,500	\$4,400	\$3,500
Mechanical	\$52,100	\$8,300	\$20,000	\$10,300
Site Enclosure	\$7,000			
Site Pavements	\$14,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$199,900	\$22,300	\$31,600	\$26,400
Importance Code A	\$50,600	\$1,100	\$1,600	\$1,100
Importance Code B	\$135,100	\$20,400	\$30,100	\$25,300
Importance Code C	\$14,100	\$800		
Total	\$199,900	\$22,300	\$31,600	\$26,400



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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
Exterior									
Exterior Walls	Masonry: Brick	95%	Now	\$611,600	LIFE	* *	5	\$70,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Bulkheads							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
	Location : Throughout								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
	Location : Bulkheads								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations, West Entry Facade								
	Masonry: Marble	5%	Now	\$36,500	LIFE	* *	5	\$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Various Window Lintels									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%									
Location : Front Entry									
Windows									
Steel	100%	Now	\$810,000	2059	* *	5	\$64,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Stairwells								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stairs									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
Masonry: Brick	60%	Now	\$11,800	LIFE	* *	5	\$1,800		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout									
Masonry: Marble	40%			LIFE	* *	5	\$1,500		
Roof									
Built-Up (BUR)	100%	Now	\$114,800	2034	\$382,700				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%								
	Location : Throughout And At Connection To Building A								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Along South And East Walls								
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Soffits									
Stucco Cement	100%	Now	\$800	2039	* *	5	\$100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Awnings Over Two Rear Entrance Doors									

Interior

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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
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$13,300	
	Ceramic Tile	5%			2043	**	5	\$3,100	
	Terrazzo	15%			LIFE	**	5	\$7,200	
	Vinyl Tile	55%			2039	**	3	\$16,800	
	Vinyl Tile	15%	Now	\$79,400	2034	\$264,800	3	\$3,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Worn/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
Interior Walls									
	Ceramic Tile	4%			2043	**	5	\$1,600	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	
	Glass: Single Pane	2%			LIFE	**	5	\$600	
	Gypsum Board	60%			LIFE	**	5	\$14,800	
	Metal Panel	2%			LIFE	**			
	Marble Panels	2%			LIFE	**			
	SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	55%			2047	**	5	\$33,600	
	Exposed Struc: Concrete	15%	Now	\$28,700	LIFE	**	5	\$1,400	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Roof Penthouse								
	Gypsum Board	25%			LIFE	**	5	\$19,100	
	Plaster	5%	Now	\$4,900	LIFE	**	5	\$1,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridor								
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2044	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$7,000	2054	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Areaway At Entrance By Rail Posts								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	95%	Now	\$1,500	2039	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations								
	Masonry: Granite	5%			LIFE	**			
Parking/Driveway									
	Asphalt	100%	Now	\$12,600	2037	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Driveway At Rear Of Building								

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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
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$102,100	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings							
	Switchgear / Switchboard								
	Molded Case Bkrs	90%			2034	\$91,900	5	\$900	
	Molded Case Bkrs	10%			2054	* *	5	\$100	
	Raceway								
	Conduit	90%			2034	\$38,900	1		
	Conduit	10%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	20%			2050	* *	5	\$200	
	Molded Case Bkrs	80%			2033	\$50,200	5	\$800	
	Wiring								
	Braided Cloth	20%	4+	\$12,200	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	80%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2047	* *	5	\$200	
	Locally Mounted	20%			2032	\$24,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$32,400	10	\$4,500	
	Exit, Battery	50%			2034	\$27,400	10	\$1,200	
	Exterior Lighting								
	LED	20%			2042	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2042	* *	1	\$13,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Cameras Security System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	\$99,700	1-3	\$22,700	

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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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Supplied From Adjacent Building C							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	60%			2037	* *	1	\$11,000	
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Basement Steam Room							
		Explanation : 2 Units							
	Pres. Reducing Valve/LP Steam	40%			2037	* *	5	\$900	
		Other Observation, Extent : N/A, Area Affected : 75%							
		Location : Basement Steam Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	60%			2042	* *	4	\$1,100	
	Central Plant Steam Piping/Pmp	40%			2044	* *	4	\$1,100	
Terminal Devices									
	Convactor/Radiator	80%			2039	* *	1	\$9,500	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	90%			2034	\$584,200	2	\$2,000	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Air Handling Unit							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Air Handling Units							
		Explanation : Hot Water Coils							
	Split Unit	5%			2034	\$45,900			
	Window/Wall Unit	5%			2029	\$7,300	1		
Heat Rejection									
	Air Cooled Condenser Unit	90%			2034	\$100,700	2	\$23,100	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%	2-4	\$48,800	2029	\$162,800	2	\$900	
		Controller Not Working, Extent : Severe, Area Affected : 100%							
		Location : Roof Penthouse							
		Noisy/Vibrating, Extent : Severe, Area Affected : 100%							
		Location : Roof Penthouse							
	Roof	5%			2034	\$3,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$186,800	4	\$3,600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$18,600	
	Sprinkler								
	No Component	95%							
	Generic	5%			2044	* *	1-2	\$500	
	Chemical System								
	No Component	98%							
	Generic	2%			2029	\$1,200	1-10	\$600	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : CUMBERLAND NFCC BLDG C
Address : 100 NORTH PORTLAND AVENUE @ BQE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0017.020 / 2727 **Yr Built/Renovated** : 1967 / 2005
Area Sq Ft : 117,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 09-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$50,500	\$1,391,500
Interior Architecture	\$286,400	\$128,500
Electrical	\$366,900	\$593,300
Mechanical	\$1,953,500	\$5,275,300
Total	\$2,657,400	\$7,388,600
Importance Code A	\$50,500	\$1,391,500
Importance Code B	\$2,606,900	\$5,936,000
Importance Code C		\$61,100
Total	\$2,657,400	\$7,388,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$41,300		\$17,000	\$100
Interior Architecture	\$17,600			\$15,400
Electrical	\$54,700	\$20,600	\$26,100	\$21,600
Mechanical	\$101,500	\$35,500	\$81,800	\$41,300
Site Enclosure	\$18,500			
Site Pavements	\$18,700			
Elevators/Escalators	\$23,000	\$23,000	\$23,000	\$23,000
Total	\$275,400	\$79,100	\$147,900	\$101,400
Importance Code A	\$53,000	\$11,700	\$29,000	\$11,800
Importance Code B	\$212,600	\$67,500	\$118,900	\$89,700
Importance Code C	\$9,800			
Total	\$275,400	\$79,100	\$147,900	\$101,400



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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
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	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$50,500	LIFE	**	5	\$20,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : East Side Of Plaza Annex Area								
Glass Block	2%			LIFE	**	5	\$1,000		
Masonry: Brick Cavity	63%			LIFE	**	5	\$50,800		
Masonry: Limestone	5%	0-2	\$16,600	LIFE	**	5	\$3,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Window Sills								
Metal/Glass Curt Wall	15%			LIFE	**	5	\$22,700		
Metal Panel	5%			2054	**	5-10	\$27,700		
Window Wall	5%			2054	**	5	\$15,100		
Windows									
Aluminum	90%			2050	**	5	\$200		
Metal Louvers	10%			2043	**	10	\$100		
Parapets									
Cast in Place Concrete	5%	Now	\$1,300	LIFE	**	5	\$700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Annex Plaza Ramp								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 50%								
	Location : Annex Plaza Ramp								
Masonry: Brick Cavity	85%			LIFE	**	5	\$1,200		
Metal Rail	7%			2047	**	5-10	\$1,800		
Pre-Cast Concrete	3%			LIFE	**	5	\$300		
Roof									
Asphalt Macadam	5%			2039	**	5	\$3,800		
Built-Up (BUR)	90%			2034	\$1,239,300	10	\$101,400		
	Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Panel/Paver: Cer/Brk	5%			2044	**	10	\$7,500		
Soffits									
Exposed Struc: Concrete	10%			LIFE	**	5			
Exposed Struc: Steel	25%			LIFE	**	5	\$3,400		
Glass: Special Gauge	50%	Now	\$21,900	LIFE	**	1			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Plaza Awning								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Plaza Awning								
	Explanation : This Is Actually Polycarbonate Glazing								
Metal Panel	15%	Now	\$400	2054	**	5	\$1,200		
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Along North Portland Avenue								

Interior

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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
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$38,600	
	Ceramic Tile	5%			2037	**	5	\$8,800	
	Terrazzo	15%	2-4	\$129,500	LIFE	**	5	\$20,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout First Floor Corridor And Lobby								
	Vinyl Tile	10%	Now	\$51,000	2044	**	3	\$6,600	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridor Under Plaza								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Basement And 5th Floor Corridors								
	Vinyl Tile	60%			2039	**	3	\$52,900	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$11,000	
	Glass Block	5%			LIFE	**			
	Gypsum Board	37%			LIFE	**	5	\$61,100	
	Masonry: Brick	3%			LIFE	**			
	Metal Panel	10%			LIFE	**			
	Granite Panels	3%			LIFE	**			
	Plaster	17%			LIFE	**	5	\$14,000	
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$54,100	2047	**	5	\$15,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement Corridor								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement								
	AcousTileSusp.Lay-In	50%			2047	**	5	\$103,600	
	Exposed Struc: Concrete	15%			LIFE	**	5	\$4,900	
	Metal Panel	10%			LIFE	**	5	\$25,900	
	Plaster	10%			LIFE	**	5	\$13,000	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2044	**			
Free Standing Walls									
	Masonry: Fieldstone	100%	Now	\$2,700	2054	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Plaza Area								
	Explanation : This Is Actually A Granite Clad Wall								

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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
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	50%			2054		*	*	
	Masonry: Fieldstone	50%	Now	\$15,800	2044		*	*	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Entrance Plaza Planters								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Plaza Area								
	Explanation : This Is Actually Granite Clad Walls								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$11,600	2039		*	*	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Sidewalk On East Side By Plaza Area								
	On-Site Walkways								
	Cast in Place Concrete	70%	Now	\$3,500	2039		*	*	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : West Side Of Building								
	Masonry: Granite	30%			LIFE		*	*	
Parking/Driveway									
	Asphalt	100%	Now	\$3,600	2037		*	*	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Parking Lot								
	Potholes, Extent : Moderate, Area Affected : 5%								
	Location : Parking Lot								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2044	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : Main Service Circuit Breaker Is 4,000 Amperes							
	Transformers								
	Dry Type	100%			2039	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 150 Kilovolt Ampere							
	Switchgear / Switchboard								
	Air Circuit Breaker	50%			2034	\$102,100	5	\$300	
	Molded Case Bkrs	50%			2034	\$102,100	5	\$1,600	
	Raceway								
	Conduit	90%			2034	\$167,600	1		
	Conduit	10%			2054	* *	1		

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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
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	10%			2050	* *	5	\$300	
	Molded Case Bkrs	90%			2033	\$150,500	5	\$2,800	
Wiring									
	Thermoplastic	75%			2054	* *	1		
	Thermoplastic	25%			2034	\$71,000	1		
Motor Controllers									
	Locally Mounted	40%			2047	* *	5	\$300	
	Motor Control Center	60%			2047	* *	5	\$1,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Main								
Stand-by Power									
Transfer Switches									
	Automatic	100%			2032	\$28,700	1	\$36,300	
Generators									
	Diesel	100%			2030	\$113,800	1	\$45,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room								
	Explanation : Rated At 200 Kilowatts								
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$4,400	
Fuel Storage									
	Underground Storage	100%			LIFE	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : 900 Gallons								
Lighting									
Interior Lighting									
	Fluorescent	5%			2029	\$93,900	10	\$5,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Basement								
	LED	95%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$38,000	1		
	Exit, Service	50%			2034	\$26,600	1		
Exterior Lighting									
	LED	20%			2042	* *			
	No Component	80%							
Alarm									

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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

Alarm

Security System
Generic

100% 2042 * * 1 \$44,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Cameras Security System

Fire/Smoke Detection
Generic, Analog

50% 4+ \$31,800 2029 \$159,200 1-3 \$33,000
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : System Has A Mix Of Old And New Devices

Generic, Digital

50% 2039 * * 1-3 \$37,400

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

Heating

Energy Source
Natural Gas

100% 2054 * * 1

Conversion Equipment
Steam Boiler

100% 2051 * * 1 \$116,800

Distribution

Hot Wtr Piping/Pump

70% Now \$18,900 2033 \$189,000 4 \$4,100
Corroded, Extent : Severe, Area Affected : 20%
Location : Basement And Penthouse And Mechanical Equipment Room

Central Plant Steam
Piping/Pmp

30% Now \$208,300 2034 \$1,041,400 4 \$1,700
Corroded, Extent : Severe, Area Affected : 20%
Location : Steam Mains In Basement Due To Leaks In Courtyard And Patio Above
Steam Traps Faulty, Extent : Moderate, Area Affected : 5%
Location : Throughout

Terminal Devices

Air Handler

30% Now \$34,800 2029 \$696,900 1 \$19,700
Broken, Extent : Severe, Area Affected : 100%
Location : Air Handler In Basement

Convactor/Radiator

60% 2039 * * 1 \$22,900

Fan Coil Unit/Heat

10% 2034 \$306,100 1 \$3,800

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

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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
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%	0-2	\$528,600	2037	* *	1	\$80,400	
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Valves At Chiller On Roof</i>								
	<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : One Of Two Units Operating In Manual Mode On Roof</i>								
	<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
	<i>Location : Throughout</i>								
	<i>Explanation : Pneumatic Controls Are Malfunctioning</i>								
	Ext Pkg Unit - Heating/Cooling Split Unit	3%			2034	\$62,200	2	\$200	
	Window/Wall Unit	5%			2034	\$146,600			
	No Component	15%			2029	\$70,100	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	85%	Now	\$63,100	2044	* *	4	\$4,900	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : Basement</i>								
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Roof Penthouse</i>								
	<i>Explanation : 3 Chilled And Condenser Water Pumps</i>								
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	85%	0-2	\$189,300	2034	\$1,893,500	1	\$55,800	
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Valves At Air Handling Units In Basement</i>								
	<i>Controller Not Working, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Pneumatic Controls Malfunctioning In Basement</i>								
	No Component	15%							
Heat Rejection									
	Water Cooling Tower	85%	0-2	\$197,200	2032	\$492,900	2	\$80,700	
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Cooling Tower</i>								
	<i>Explanation : Baffles Are Eroding And Drain Pan Is Leaking</i>								
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$65,700	
Exhaust Fans									
	Interior	80%			2034	\$438,000	2	\$2,900	
	Roof	20%			2034	\$47,900	2	\$700	
Plumbing									

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2044	* *	1		
	Galvanized Steel	40%	0-2	\$12,600	2039	* *	1		
	Corroded, Extent : Severe, Area Affected : 50%								
	Location : Near Hot Water Converters In Basement								
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$53,600	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ph								
	Explanation : 3 New 2.5 Million Btu Condensate Boilers								
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$596,900	4	\$11,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$8,700	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Sump Pump(s)								
	Submersible	100%			2027	\$3,800	4	\$3,700	
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$7,000	
	Backflow Preventer								
	Generic	100%			2034	\$55,100	1	\$7,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 6th Floor								
	Explanation : 3 Units, One Unit Is Not Working								
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$59,500	
	Sprinkler								
	No Component	95%							
	Generic	5%	Now	\$1,700	2044	* *	1-2	\$1,400	
	Corroded, Extent : Severe, Area Affected : 5%								
	Location : Basement Hallway								
	Chemical System								
	No Component	98%							
	Generic	2%			2032	\$1,200	1-10	\$600	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Address : 80-02 41ST AVENUE @ 80TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 / 2008
Area Sq Ft : 100,402 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,592,900	\$144,100
Interior Architecture	\$2,032,600	\$269,200
Electrical		\$479,800
Mechanical	\$2,059,400	\$1,843,000
Site Pavements	\$86,200	
Total	\$6,771,100	\$2,736,100
Importance Code A	\$2,592,900	\$198,800
Importance Code B	\$4,178,200	\$2,322,800
Importance Code C		\$214,400
Total	\$6,771,100	\$2,736,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$16,000		\$25,500	
Interior Architecture	\$50,600	\$9,900		\$14,100
Electrical	\$11,300	\$9,400	\$10,300	\$12,600
Mechanical	\$14,700	\$15,700	\$37,800	\$18,100
Site Pavements	\$44,000			
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Total	\$158,100	\$56,600	\$95,200	\$66,400
Importance Code A	\$16,000	\$200	\$25,500	\$200
Importance Code B	\$98,100	\$50,200	\$69,800	\$66,200
Importance Code C	\$44,000	\$6,200		
Total	\$158,100	\$56,600	\$95,200	\$66,400



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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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	\$2,106,700	LIFE	**	5	\$77,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stair Tower								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : At Spandrel Locations And Lintels								
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : At Front Entry Of 41st Street								
Metal Panel	3%			2054	**	5-10	\$18,700	
Window Wall	12%			2044	**	5	\$40,800	
Windows								
Aluminum	95%	4+	\$94,900	2042	**	5	\$9,500	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Louvers	5%			2043	**	10	\$6,300	
Parapets								
Masonry: Brick	95%	Now	\$230,900	LIFE	**	5	\$8,700	
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : At Spandrel Steel Locations								
Masonry: Limestone	5%	2-4	\$5,900	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping Throughout								
Roof								
Built-Up (BUR)	5%	0-2	\$67,100	2034	\$67,100			
Gravel/Slag Surface, Extent : Light, Area Affected : 50%								
Location : Throughout Vestibule Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Corners Of Vestibule Roof								
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Roof Above Entry Vestibule - 41st Street								
Metal Panel	5%			2047	**	10	\$10,100	
Modified Bitumen	85%			2039	**	10	\$93,300	
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Skylight, Plastic	2%			2039	**	1		
Sloped Glazing	3%			LIFE	**	5	\$43,900	

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
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
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$32,900	
	Ceramic Tile	5%			2043	* *	5	\$7,500	
	Sheet Vinyl/Rubber	5%	Now	\$514,700	2044	* *	5	\$5,600	
	Adhesion Failure, Extent : Moderate, Area Affected : 20%								
	Location : Stair Landings								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Stair Landings								
	Seams Open/Split, Extent : Moderate, Area Affected : 10%								
	Location : Stairs Throughout								
	Terrazzo	5%			LIFE	* *	5	\$5,900	
	Vinyl Tile	75%			2039	* *	3	\$56,400	
	Recent Installation, Extent : N/A, Area Affected : 50%								
	Location : Various - 3rd Floor Rooms , 1st Floor Rooms Throughout								
Interior Walls									
	Ceramic Tile	3%			2043	* *	5	\$12,300	
	Concrete Masonry Unit	7%			LIFE	* *	5	\$11,500	
	Glass: Single Pane	3%			LIFE	* *	5	\$9,200	
	Gypsum Board	87%			LIFE	* *	5	\$214,400	
Ceilings									
	AcousTileSusp.Lay-In	50%			2047	* *	5	\$73,000	
	Recent Installation, Extent : N/A, Area Affected : 50%								
	Location : Throughout- All Floors								
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$18,200	
	Metal Panel	30%	Now	\$1,517,900	LIFE	* *	5	\$54,700	
	Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$86,200	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : 41st Avenue								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : At Tree Pits								

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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

Site Pavements

On-Site Walkways

Cast in Place Concrete	30%	Now	\$2,900	2039	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Sidewalks To Main Building</i>									

Pavers/Stone	70%	2-4	\$41,000	2037	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Front Entry - 41st Avenue</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Front Entry - 41st Avenue</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	

Under 600 Volts

Raceway

Conduit	100%			2044	**	1			

Panelboards

Fused Disc Sw	2%			2050	**	5			
Molded Case Bkrs	98%			2050	**	5		\$2,600	

Wiring

Thermoplastic	100%			2054	**	1			

Motor Controllers

Motor Control Center	70%			2039	**	5		\$1,900	
Variable Frequency Drive	30%			2039	**				

Ground

Grounding Devices
Not Accessible

100%									
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location :</i>									
<i>Explanation : Main Building</i>									

Lighting

Interior Lighting

Fluorescent	28%			2034	\$447,900	10		\$25,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Fluorescent	2%			2034	\$32,000	10		\$1,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Hallways Throughout The Building</i>									

LED	70%			2039	**				

Egress Lighting

Emergency, Service	45%			2034	\$29,100	1			
Emergency, Battery	5%			2034	\$8,800	10		\$1,200	
Exit, Service	45%			2034	\$20,400	1			
Exit, Battery	5%			2034	\$7,400	10		\$300	

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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	

Lighting

Exterior Lighting

Incandescent

5%

2034

\$28,200

2

LED

25%

2039

* *

No Component

70%

Alarm

Security System

Generic

100%

2039

* *

1

\$37,500

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

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$63,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm Components Are Connected To The Main Building*

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

Heating

Energy Source

Electricity

2%

2044

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Lobby, Basement Elevator Machine Room**Explanation : Electric Heating*

No Component

98%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Throughout**Explanation : Steam And Hot Water Provided From Main Building*

Conversion Equipment

Radiant Heater

2%

2034

\$54,700

2

\$900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Lobby, Basement Elevator Machine Room**Explanation : Electric Unit Heaters*

No Component

98%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2033	\$2,300	4	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Hot Water From Main Building For Perimeter Heating And Zone Reheat Coils In Ductwork							
	Steam Piping/Pump	50%	Now	\$1,700	2034	\$8,400			
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : Roof Mechanical Rooms							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Mechanical Rooms							
		Explanation : Steam From Main Building For Air Handler Pre-heat Coils							
Terminal Devices									
	Convactor/Radiator	95%			2032	\$16,300	1	\$30,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Perimeter Heating And Re-heat Coils In Ductwork							
	Unit Heater - Steam	5%			2029	\$600	4	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Mechanical Rooms							
		Explanation : Location Noted							
Controls									
	Digital	100%			2027	\$60,400			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Digital Controls With Pneumatic Field Devices Connected To Building Management System In Main Building							
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2034	\$170,000	4	\$4,900	
Terminal Devices									
	Air Handler/Cool/Ht	98%			2029	\$1,999,000	1	\$60,900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof Mechanical Rooms - Air Handlers With Steam And Chilled Water Coils							
	Fan Coil - 2 Pipe	2%			2034	\$64,100	1	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Ceiling Mounted Ducted Fan Coil With Chilled Water Coil For Elevator Machine Room							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$56,000	
Exhaust Fans									
	Roof	100%			2034	\$204,000	2	\$3,100	
Plumbing									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$1,350,200	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor To 3rd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$50,600	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$28,100	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE
Address : 81-01 BAXTER AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.040 / 4112 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 81,098 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,6,8,9,Ph
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$6,658,600	\$761,600
Interior Architecture	\$877,000	\$3,100,800
Electrical	\$387,600	\$1,721,000
Mechanical	\$939,100	\$3,176,400
Site Enclosure	\$250,700	
Total	\$9,113,100	\$8,759,900
Importance Code A	\$6,658,600	\$965,800
Importance Code B	\$1,835,200	\$7,742,200
Importance Code C	\$619,300	\$51,800
Total	\$9,113,100	\$8,759,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$45,300			
Interior Architecture	\$14,100	\$11,400	\$9,100	\$115,400
Electrical	\$10,700	\$12,300	\$38,300	\$10,100
Mechanical	\$45,600	\$5,800	\$45,300	\$9,800
Site Pavements	\$25,600			
Elevators/Escalators	\$16,800	\$16,800	\$16,800	\$16,800
Total	\$158,000	\$46,300	\$109,600	\$152,100
Importance Code A	\$45,300		\$200	
Importance Code B	\$79,200	\$46,300	\$109,400	\$152,100
Importance Code C	\$33,600			
Total	\$158,000	\$46,300	\$109,600	\$152,100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%			LIFE	* *	5	\$34,100	
	Masonry: Brick	75%	Now	\$2,642,500	LIFE	* *	5	\$102,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Building Corners							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : All Window Heads - All Facades							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 20%							
		Location : Baxter Avenue							
	Masonry: Limestone	5%			LIFE	* *	5	\$5,100	
	Stucco Cement	5%	Now	\$121,100	2039	* *	5	\$8,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Overhang Below 8th Floor Roof							
	Window Wall	10%	Now	\$259,800	2054	* *	5	\$25,500	
		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%			2042	* *	5	\$13,500	
	Steel	60%	Now	\$1,597,000	2059	* *	5	\$126,800	
		Air Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$1,164,700	LIFE	* *	5	\$8,800	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : All Facades							
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%							
	Location : All Facades							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Interior Facing Masonry On All Facades							
Masonry: Limestone	5%	Now	\$31,700	LIFE	* *	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal Rail	5%	2-4	\$6,900	2039	* *	5	\$3,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : All Locations							
Roof								
Modified Bitumen	100%	Now	\$159,800	2034	\$532,600			
	Deteriorated Finish, Extent : Severe, Area Affected : 5%							
	Location : At Roof Drains							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout 9th Floor							
Soffits								
Stucco Cement	100%	Now	\$713,600	2054	* *	5	\$19,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Canopies At Penthouse Floor							
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Canopies At Penthouse Floor							
	Spalling, Extent : Severe, Area Affected : 20%							
	Location : Canopies At Penthouse Floor							
Interior								
Floors								
Carpet	5%			2030	\$112,400	3	\$12,100	
Cast in Place Concrete	5%	0-2	\$54,100	LIFE	* *	5	\$13,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Stairs - 9th Floor							
Ceramic Tile	5%			2037	* *	5	\$6,100	
Quarry Tile	5%			2039	* *	5	\$9,100	
Sheet Vinyl/Rubber	5%			2034	\$415,800	5	\$9,100	
Vinyl Tile	75%			2034	\$2,633,300	3	\$34,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$16,000	
	Fiberglass Panel	7%			LIFE	**			
	Glass: Single Pane	3%			LIFE	**	5	\$7,200	
	Gypsum Board	27%			LIFE	**	5	\$51,800	
	Plaster	38%	Now	\$619,300	LIFE	**	5	\$36,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : At Skylights And All Stair Towers									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Stairs - 9th Floor									
	SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	40%	2-4	\$78,300	2039	**	5	\$22,500	
Misaligned/Bulging, Extent : Light, Area Affected : 5%									
Location : Data Center									
	Exposed Struc: Concrete	25%			LIFE	**	5	\$4,400	
	Plaster	35%	Now	\$125,400	LIFE	**	5	\$24,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2054	**			
	Iron Picket	95%			2054	**			
Retaining Walls									
	Cast in Place Concrete	60%	Now	\$60,600	2054	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Baxter Avenue									
Spalling, Extent : Severe, Area Affected : 5%									
Location : Baxter Avenue									
	Masonry: Brick	40%	Now	\$190,200	2044	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Baxter Avenue									
Impact Damage, Extent : Moderate, Area Affected : 2%									
Location : Corners Of All Walls									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2039	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

70%

2039

* *

Masonry: Granite

10%

0-2

\$25,600

LIFE

* *

*Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%**Location : Entry Steps At Baxter Avenue*

Pavers/Stone

20%

2043

* *

Activity Yard

Cast in Place Concrete

100%

2039

* *

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2034

\$204,200

5

\$400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2,000 Ampere Main Disconnect Switch*

Transformers

Dry Type

100%

2047

* *

5

\$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room, Mechanical Room In Basement**Explanation : One 225 And One 150 Kilovolt ampere*

Switchgear / Switchboard

Molded Case Bkrs

100%

2034

\$170,200

5

\$2,100

Raceway

Conduit

80%

2034

\$97,100

1

Conduit

20%

2044

* *

1

Panelboards

Fused Disc Sw

1%

2042

* *

5

Molded Case Bkrs

70%

2033

\$87,800

5

\$1,500

Molded Case Bkrs

29%

2042

* *

5

\$600

Wiring

Braided Cloth

20%

2033

\$36,400

1

*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

80%

2044

* *

1

Motor Controllers

Locally Mounted

60%

2032

\$167,500

5

\$300

Locally Mounted

40%

2039

* *

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,200

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
ELMHURST HOSPITAL ANNEXES G & O FORMER 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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	* *	1	\$25,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Connected To F Plant Generator									
Lighting									
	Interior Lighting								
	Fluorescent	60%			2034	\$775,200	10	\$44,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	30%			2029	\$387,600	10	\$22,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	10%			2039	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$26,200	1		
	Exit, Service	50%			2034	\$18,300	1		
Exterior Lighting									
	Incandescent	1%			2029	\$4,600	2		
	LED	29%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$30,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$219,000	1-3	\$50,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2034	\$11,800	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : High Pressure Steam Provided From Main Building Heating Plant									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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 ANNEXES G & O FORMER 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
Heating									
	Distribution								
	Steam Piping/Pump	100%	Now	\$34,000	2034	\$680,000			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Basement - Various Locations - Missing / Deteriorated							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement Mechanical Rooms - Two Steam Condensate Return Pump Sets, Various Piping Localized Leaks							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Air Handler	5%			2029	\$79,900	1	\$2,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Tank Room - Ceiling Mounted Unit							
	Convactor/Radiator	95%			2032	\$659,600	1	\$24,900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Controls									
	Digital	10%			2027	\$243,900			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Vaccination Center, Data Center							
		Explanation : Digital Controls For 1st Floor Vaccination Center And Data Center.							
		Radiators With Self-contained Control Valves Throughout The Building							
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		

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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 ANNEXES G & O FORMER 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
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	7%	2-4	\$94,000	2039	* *	2	\$300	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Basement Electrical Room, 1st Floor Data Center							
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Electrical Room, 1st Floor Data Center							
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Electrical Room, 1st Floor Data Center Explanation : 5 Units With Remote Air Cooled Condensers							
	Split Unit	4%	Now	\$80,700	2044	* *			
		Broken, Extent : Moderate, Area Affected : 30% Location : 8th Floor And Penthouse - Various Locations - 4 Units Approximately							
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 8th Floor And Penthouse - Various Locations							
	Split Unit	4%			2029	\$80,700			
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1st And 8th Floors, Penthouse - Various Locations							
	Split Unit	5%			2034	\$100,800			
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 1st And 8th Floors, Penthouse - Various Locations							
	Window/Wall Unit	35%			2032	\$112,600	1		
	Window/Wall Unit	38%	Now	\$122,200	2034	\$122,200	1		
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Various Locations							
	No Component	7%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : 1st Floor Vaccination Center Explanation : Cooling Via Dx Air Handler With Remote Air Cooled Condensing Unit							
Terminal Devices									
	Air Handler/Dir Expansion	7%			2029	\$106,000	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Fan Room Explanation : Air Handling Unit With Steam And Dx Coils For 1st Floor Vaccination Center							
	No Component	93%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	7%			2034	\$16,000	2	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Building Exterior - Ground Level Explanation : 1 Unit Serving 1st Floor Vaccination Center							
	Dry Cooler	7%			2029	\$25,400	2	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Building Exterior - Ground Level Explanation : 5 Unit Serving 1st Floor Data Center And Basement Electrical Room							
	No Component	86%							
Ventilation									
Distribution									
	Ductwork/Diffusers	35%			LIFE	* *	2-5	\$15,800	
	No Component	65%							
Exhaust Fans									
	Interior	35%			2029	\$131,800	2	\$900	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Penthouse Fan Room - Toilet Exhaust Fan							
	Wall Unit	1%			2034	\$400	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Elevator Machine Room Explanation : Location Noted							
	No Component	64%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	\$1,090,600	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Domestic Cold Water Provided From Adjacent Building In Complex							
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$410,600	4	\$8,000	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Basement Tank Room							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$6,000	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Main Roof - 1 Roof Drain Clogged							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 30% Location : Various Locations							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : From Basement To 8th Floor									
Explanation : Two Units									
Fire Suppression									
Standpipe									
	Generic	100%			2044		* *	1-5	\$40,900
Sprinkler									
	No Component	75%							
	Generic	25%			2044		* *	1-2	\$5,700

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Address : 77-11 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.080 / 15553 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 22,426 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,6
Block : 1497 **Lot** : 1 **BIN** : 4037028

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$467,900	
Mechanical	\$666,300	\$183,300
Total	\$1,134,200	\$183,300
Importance Code A	\$467,900	\$183,300
Importance Code B	\$666,300	
Total	\$1,134,200	\$183,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$43,700		\$9,000	\$4,400
Interior Architecture	\$49,700	\$2,700	\$1,300	\$3,400
Electrical	\$2,600	\$2,100	\$22,400	\$2,800
Mechanical	\$1,800	\$2,600	\$30,200	\$3,000
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$113,700	\$23,200	\$78,700	\$29,400
Importance Code A	\$43,700	\$600	\$9,000	\$5,000
Importance Code B	\$70,000	\$20,700	\$69,600	\$24,400
Importance Code C		\$1,800		
Total	\$113,700	\$23,200	\$78,700	\$29,400



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
ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Asset # : 15553

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$6,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : First Floor							
	Explanation : Split Face Concrete Masonry Units							
Stucco Cement	80%	4+	\$467,900	2039	**	5	\$49,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : All Facades							
Windows								
Aluminum	100%			2050	**	5	\$8,800	
Parapets								
Metal Rail	100%			2047	**	5-10	\$72,000	
Roof								
Modified Bitumen	100%			2039	**	10	\$9,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,300	
Ceramic Tile	5%			2043	**	5	\$1,700	
Sheet Vinyl/Rubber	5%			2039	**	5	\$2,500	
Vinyl Tile	80%			2039	**	3	\$13,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2043	**	5	\$3,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : All Floors							
	Explanation : Precast Concrete Panels							
Gypsum Board	80%			LIFE	**	5	\$35,400	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$46,400	2047	**	5	\$13,300	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : All Floors							
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$1,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2078	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : All Sections							
	Explanation : Recently Repainted							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			

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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 HOPE PAVILION / LITTLE ELMS
Asset # : 15553

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Electrical Room								
	Explanation : One 1,600 And One 1,200 Ampere Main Disconnect Switches								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	* *	5	\$600	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2050	* *	5	\$600	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2047	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2039	* *	10	\$16,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Incandescent	5%			2039	* *	2		
	LED	15%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$2,700	
	Exit, Battery	50%			2039	* *	10	\$800	
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$8,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$14,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2054	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Asset # : 15553

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	30%			2034	\$183,300	2	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Electric Heating Ceiling Panels, Re-heat Coils In Ductwork, Cabinet Heaters							
	No Component	70%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Roof							
		Explanation : Electric Heating Provided By Rooftop Packaged Unit, Reported Under Air Conditioning							
Controls									
	Digital	100%			2027	\$202,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	98%	Now	\$77,300	2029	\$386,600	2	\$1,100	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Roof - 1 Compressor Defective							
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Roof - Defective Contactors / Relays							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof - 1 Unit With Electric Heat							
	Split Unit	2%			2029	\$11,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Elevator Machine Room							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,500	
	Exhaust Fans								
	Roof	100%			2034	\$45,600	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$12,300	4	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Pump Room							
		Explanation : 1 Duplex Set							
	Backflow Preventer								
	Generic	100%			2034	\$10,500	1	\$1,400	

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS
Asset # : 15553

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
	Instantaneous Hot Water								
	Electric	100%			2034	\$8,000			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Toilet Rooms Under Lavatories - Throughout					
				Explanation : Location Noted					
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : From Basement To 6th Floor					
				Explanation : 2 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2054		* *	1-5	\$11,700
	Sprinkler								
	Generic	100%			2054		* *	1-2	\$6,300
	Fire Pump								
	Generic	100%			2037		* *	1	\$4,200

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : ELMHURST HOSPITAL PARKING GARAGE
Address : 7800 BROADWAY BETWEEN 41TH AVE AND BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.090 / 15554 **Yr Built/Renovated** :
Area Sq Ft : 159,803 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5
Block : 1500 **Lot** : 100 **BIN** : 4540004

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$637,100	\$241,100
Interior Architecture	\$33,850,000	\$523,200
Electrical	\$575,200	\$378,100
Mechanical		\$877,900
Site Pavements	\$97,300	
Total	\$35,159,600	\$2,020,300
Importance Code A	\$637,100	\$343,200
Importance Code B	\$34,522,600	\$1,677,100
Total	\$35,159,600	\$2,020,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$3,800			\$700
Interior Architecture				
Electrical	\$25,900	\$28,100	\$83,200	\$26,000
Mechanical	\$22,200	\$3,000	\$51,200	\$6,000
Site Enclosure	\$30,800			
Site Pavements	\$24,400			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$122,500	\$46,500	\$149,800	\$48,100
Importance Code A	\$3,900		\$45,800	\$700
Importance Code B	\$63,300	\$46,500	\$104,000	\$47,400
Importance Code C	\$55,200			
Total	\$122,500	\$46,500	\$149,800	\$48,100



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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL PARKING GARAGE
Asset # : 15554

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	5%			2044	**	10	\$1,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,000	
Pre-Cast Concrete	85%			LIFE	**	5	\$177,000	
Windows								
Aluminum	100%			2050	**	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Tower								
Explanation : Windows At Elevator Shaft								
Parapets								
Metal Rail	5%	0-2	\$3,800	2039	**	5	\$3,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Upper Deck								
Pre-Cast Concrete	95%			LIFE	**	5	\$64,100	
Roof								
Cast in Place Concrete	100%	0-2	\$637,100	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Roof Parking Deck								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$4,260,300	LIFE	**	5	\$523,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : All Levels- Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : All Levels								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : All Floors- Throughout								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$32,300	
Ceilings								
Exposed Struc: Steel	100%	Now	\$29,589,700	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : All Floors- Steel Beams								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : All Floors- Steel Beams								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : All Floors- Steel Decking								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$30,800	2069	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL PARKING GARAGE
Asset # : 15554

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$97,300	2047	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
<i>Location : Broadway, 41st Ave</i>					

On-Site Walkways

Cast in Place Concrete	80%			2047	* *
Pavers/Stone	20%			2037	* *

Parking/Driveway

Asphalt	100%	Now	\$24,400	2047	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : Ramp 41st Avenue</i>					
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : 41st Avenue</i>					
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Ramp At 41st Avenue And Booth Area</i>					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Ramp At 41st Avenue</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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%	2034	\$102,100	5	\$4,200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
<i>Location : Electrical Room</i>					
<i>Explanation : One 100 Ampere Main Disconnect Switch</i>					

Switchgear / Switchboard

Fused Disc Sw	100%			2044	* *	5	\$700

Raceway

Conduit	100%			2044	* *	1	

Panelboards

Molded Case Bkrs	100%			2033	\$83,600	5	\$4,200

Wiring

Thermoplastic	100%			2044	* *	1	

Motor Controllers

Locally Mounted	100%			2032	\$192,400	5	\$1,100

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$2,300

Stand-by Power

Transfer Switches

Automatic	100%			2032	\$11,400	1	\$49,200

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL PARKING GARAGE
Asset # : 15554

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%	Now	\$84,400	2049	* *	1	\$55,700	
Engine Inoperable, Extent : Severe, Area Affected : 100%									
Location : Electrical Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 12.3 Kilowatt Rated Capacity									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$5,900	
Fuel Storage									
	Main Tank	100%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Rating Capacity Available									
Lighting									
Interior Lighting									
	Fluorescent	5%			2029	\$59,300	10	\$7,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Pay Booths, Main Office, Water Main Room, Elevator Machine Room, Electrical Room									
	LED	95%			2039	* *			
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Battery	50%			2039	* *	10	\$5,400	
Exterior Lighting									
	HID	5%			2029	\$39,000	10		
	LED	25%			2039	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$59,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout Parking Garage									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
	Generic, Digital	100%			2029	\$431,600	1-3	\$98,500	
Not in Service, Extent : Light, Area Affected : 100%									
Location : Electrical Room									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2044	* *	1		
	No Component	99%							

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL PARKING GARAGE
Asset # : 15554

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	1%			2029	\$43,500	2	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Main Office, Parking Attendant Booths, Elevator Machine Room, Grounds Storage Room							
		Explanation : Electric Unit / Cabinet Heaters, Infrared Heater							
	No Component	99%							
Air Conditioning									
	Energy Source								
	Electricity	1%			2033		1		
	No Component	99%							
	Conversion Equipment								
	Window/Wall Unit	1%			2027	\$6,300	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Main Office, Parking Attendant Booths							
	No Component	99%							
Ventilation									
	Exhaust Fans								
	Wall Unit	1%			2029	\$700	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Grounds Storage Room							
		Explanation : 1 Unit							
	No Component	99%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%			2034	\$107,400	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Locations - For Toilet In Main Office And Hose Bibs In Garage							
	No Component	95%							
	Water Heater With Tanks								
	Electric	1%			2027	\$200	4		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Water Closet Behind Main Office							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Water Closet Behind Main Office							
		Explanation : 1 Unit, 6 Gallons							
	No Component	99%							
	Sanitary Piping								
	Cast Iron	1%			LIFE	**	1		
	No Component	99%							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL PARKING GARAGE
Asset # : 15554

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2029	\$3,700	1	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor Water Closet Behind Main Office									
Explanation : Water Service For Toilet In Main Office And Hose Bibs In Garage									
Fixtures									
	No Component	99%							
	Generic	1%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%									
Location : 1st Floor Main Office									
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		**		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : From 1st To 5th Floor									
Explanation : 2 Units									
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$15,400	2034	\$770,400	1-5	\$56,700	
Missing Hose/Nozzle, Extent : Moderate, Area Affected : 50%									
Location : Fire Hose Cabinets By Elevators - Missing Hoses And Deteriorated Cabinets									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Dry Standpipe									

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : ELMHURST HOSPITAL WOMEN'S PAVILION
Address : 78-20 41ST AVENUE BETWEEN 78TH AND 79TH STREETS
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.070 / 15552 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 16,794 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1500 **Lot** : 2 **BIN** : 4539651

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$57,200	\$398,300
Mechanical	\$505,000	
Site Enclosure	\$233,200	
Total	\$795,500	\$398,300
Importance Code A	\$57,200	\$398,300
Importance Code B	\$505,000	
Importance Code C	\$233,200	
Total	\$795,500	\$398,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$25,700		\$33,600	\$2,800
Interior Architecture	\$7,300	\$3,900		\$2,600
Electrical	\$8,300	\$2,100	\$18,500	\$2,600
Mechanical	\$16,400	\$4,200	\$4,400	\$3,800
Site Enclosure	\$5,100			
Site Pavements	\$28,600			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$105,800	\$24,600	\$70,900	\$26,200
Importance Code A	\$25,700		\$33,800	\$2,800
Importance Code B	\$59,200	\$21,000	\$37,100	\$23,400
Importance Code C	\$20,900	\$3,600		
Total	\$105,800	\$24,600	\$70,900	\$26,200



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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal Panel	85%			2054	**	5-10	\$209,800	
	Metal Sect. OHD	2%			2047	**	5	\$2,200	
	Stucco Cement	3%			2039	**	5	\$2,700	
	Window Wall	10%			2054	**	5	\$13,500	
Windows									
	Aluminum	100%			2050	**	5	\$5,600	
Parapets									
	Metal Panel	100%			2054	**	5	\$15,200	
Roof									
	Modified Bitumen	100%	2-4	\$24,600	2034	\$245,800			
	Blisters, Extent : Severe, Area Affected : 2%								
	Location : At Roof Drains								
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Soffits									
	Fiber Board	20%			2039	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Loading Area								
	Explanation : Fiber Cement Panels								
	Metal Panel	80%			2054	**	5-10	\$65,800	
Interior									
Floors									
	Carpet	2%			2033	\$9,300	3	\$1,000	
	Ceramic Tile	3%			2043	**	5	\$800	
	Vinyl Tile	75%			2039	**	3	\$9,400	
	Wood	20%			2062	**	5	\$9,400	
Interior Walls									
	Ceramic Tile	10%			2043	**	5	\$7,100	
	Gypsum Board	90%			LIFE	**	5	\$38,400	
Ceilings									
	AcousTileSusp.Lay-In	90%			2051	**	5	\$21,100	
	Gypsum Board	10%			LIFE	**	5	\$2,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$5,100	2069	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Throughout								

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

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

Site Enclosure

Free Standing Walls

Masonry: Brick

100% 0-2 \$233,200 2044 * *

*Broken/Missing Elements, Extent : Light, Area Affected : 2%**Location : At Corners**Impact Damage, Extent : Light, Area Affected : 2%**Location : At Entry Gates**Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%**Location : Throughout**Spalling, Extent : Light, Area Affected : 1%**Location : Throughout*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$12,800 2039 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : 41st Avenue**Misaligned/Bulging, Extent : Severe, Area Affected : 5%**Location : At Driveway Entry*

On-Site Walkways

Cast in Place Concrete

100% 2039 * *

Parking/Driveway

Asphalt

100% 2-4 \$15,800 2043 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout**Sinking/Subsiding, Extent : Light, Area Affected : 5%**Location : At Back Loading 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	

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2054 * * 5 \$400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100% 2054 * * 5 \$400

Raceway

Conduit

100% 2054 * * 1

Panelboards

Molded Case Bkrs

100% 2050 * * 5 \$400

Wiring

Thermoplastic

100% 2054 * * 1

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	20%			2047	**	5		
	Variable Frequency Drive	80%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Connected To Main Building								
Lighting									
	Interior Lighting								
	Fluorescent	90%			2039	**	10	\$13,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2039	**	10	\$800	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2039	**			
Egress Lighting									
	Emergency, Service	30%			2039	**	1		
	Emergency, Battery	20%			2039	**	10	\$800	
	Exit, Battery	50%			2039	**	10	\$600	
Exterior Lighting									
	Fluorescent	28%	Now	\$5,900	2039	**			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Building Perimeter								
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Building Perimeter								
	LED	2%			2039	**			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$6,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
Fire/Smoke Detection									
	Generic, Digital	100%			2039	**	1-3	\$10,700	

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

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

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	90%	Now	\$10,400	2050	**	4	\$700	
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : 2nd Floor - Radiant Floor Heating System, Manifolds Located In Rooms 2028, 2040							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Building Perimeter, Re-heat Coils In Ductwork And Radiant Floor Heating In 2nd Floor							
Steam Piping/Pump	10%			2060	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : For Hydronic Heating Via Heat Exchangers And Domestic Hot Water Heating							
Terminal Devices								
Convactor/Radiator	95%			2047	**	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Convectors At Building Perimeter And Re-heat Coils In Ductwork							
Unit Heater - Hot Water	5%			2039	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement - Fire Pump Room, Mechanical Room, Water Meter Room. Stair Landing							
	Explanation : Ceiling Mounted Unit Heaters And Floor Mounted Cabinet Heater							
Controls								
Digital	100%			2027	\$505,000			
Air Conditioning								
Energy Source								
Electricity	100%			2056	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	95%			2039	**	1	\$7,400	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Building Exterior - Ground Level - 2 Air Cooled Packaged Chillers, Scroll Compressors							
Split Unit	5%			2039	**			
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Basement - Telephone Closet, Electrical Room, Other Location - 3 Units							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	**	1	\$10,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : 1 Unit With Chilled And Hot Water Coils							

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL WOMEN'S PAVILION
Asset # : 15552

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,400	
Exhaust Fans									
	Interior	2%			2039	**	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Switchboard Room							
		Explanation : Ceiling Mounted Unit							
	Roof	33%	Now	\$2,300	2039	**	2	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roof - 1 Unit, Toilet Exhaust Fan							
	No Component	65%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2060	**	4	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2027	\$500	4	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 1 Duplex Set							
Backflow Preventer									
	Generic	100%			2039	**	1	\$1,000	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From Basement To 2nd Floor							
		Explanation : 2 Units							
Fire Suppression									
Sprinkler									
	Generic	100%			2054	**	1-2	\$4,700	
Fire Pump									
	Generic	100%			2043	**	1	\$3,100	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.010 / 68 **Yr Built/Renovated** : 1956 / 2005
Area Sq Ft : 941,657 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,6,9,Ph
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$44,130,200	\$3,607,800
Interior Architecture	\$8,830,900	\$29,346,100
Electrical	\$230,000	\$16,582,200
Mechanical	\$64,171,400	\$45,247,100
Site Pavements	\$350,000	
Total	\$117,712,500	\$94,783,200
Importance Code A	\$44,130,200	\$4,409,000
Importance Code B	\$69,138,500	\$88,781,900
Importance Code C	\$4,443,900	\$1,592,200
Total	\$117,712,500	\$94,783,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$77,200		\$85,600	\$18,500
Interior Architecture				\$114,500
Electrical	\$182,800	\$178,500	\$197,300	\$158,200
Mechanical	\$280,800	\$315,800	\$513,000	\$347,000
Site Pavements	\$11,200			
Elevators/Escalators	\$112,300	\$112,300	\$112,300	\$112,300
Total	\$664,200	\$606,600	\$908,200	\$750,500
Importance Code A	\$169,500	\$93,200	\$180,100	\$111,700
Importance Code B	\$483,500	\$513,400	\$728,100	\$638,800
Importance Code C	\$11,200			
Total	\$664,200	\$606,600	\$908,200	\$750,500



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

Asset # : 68

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	Now	\$190,600	LIFE	**	5	\$76,100	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Roof Overhang At Bulkhead On Zone D								
	Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
	Location : Roof Overhang At Bulkhead On Zone D								
	Masonry: Brick	50%	Now	\$16,391,900	LIFE	**	5	\$380,300	
	Expansion Joint Failure, Extent : Severe, Area Affected : 10%								
	Location : South Facade								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : North Wall Of Zone D, Spandrel Locations Throughout								
	Sidewalk Shed in Use, Extent : Light, Area Affected : 30%								
	Location : Broadway Entrance And Sidewalk								
	Spalling, Extent : Severe, Area Affected : 2%								
	Location : Adjacent To Window Sills At Roof H								
	Masonry: Brick Cavity	40%	Now	\$13,872,200	LIFE	**	5	\$304,200	
	Expansion Joint Failure, Extent : Severe, Area Affected : 10%								
	Location : South Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : At Spandrel Locations Throughout								
	Masonry: Limestone	2%	Now	\$250,800	LIFE	**	5	\$11,400	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
	Location : Window Sills								
	Metal Panel	3%			2054	**	5-10	\$156,900	
	Window Wall	3%			2054	**	5	\$85,600	

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HEALTH AND HOSPITALS CORP. - 819

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

Asset # : 68

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	90%	Now	\$6,823,400	2059	* *	5	\$68,400	
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : All Windows							
		Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%							
		Location : All Floors							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : Roof Adjacent To Building H							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Throughout All Floors							
	Metal Louvers	5%			2037	* *	10	\$47,500	
	Steel	5%	Now	\$597,800	2059	* *	5	\$47,500	
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : All Floors							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : All Floors							
		Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 80%							
		Location : All Floors							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Basement And Building H Side							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : All Floors							
Parapets									
	Masonry: Brick	10%			LIFE	* *	5	\$5,700	
	Masonry: Brick Cavity	75%	Now	\$2,232,000	LIFE	* *	5	\$42,400	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : At All Roof Spandrel Locations - All Sides							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$73,400	LIFE	* *	5	\$3,600	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Coping At Zones C And D							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping At Zones C And D							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Rail	10%	0-2	\$79,500	2039	* *	5	\$40,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : South Parapet At Zone B							

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HEALTH AND HOSPITALS CORP. - 819

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

Asset # : 68

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$542,100	2044	* *			1
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%							
		Location : Over Zone C							
		Ponding, Extent : Severe, Area Affected : 30%							
		Location : All Roofs							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Over Generator Room							
		Worn/Erode, Extent : Severe, Area Affected : 50%							
		Location : Over Elevator Penthouse In Zone C							
	Modified Bitumen	55%	Now	\$2,792,500	2044	* *			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Concrete Pavers Over Emergency Room							
		Drains Clogged, Extent : Severe, Area Affected : 20%							
		Location : Zone A, D							
		Patching Evident, Extent : Moderate, Area Affected : 5%							
		Location : All Roofs							
		Ponding, Extent : Severe, Area Affected : 25%							
		Location : Zones A, D							
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : All Locations							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Over Emergency Room, Zone D							
		Worn/Erode, Extent : Severe, Area Affected : 30%							
		Location : Zones D And A							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Over Emergency Room, Zone A And D							
		Explanation : Concrete Pavers Over Emergency Room. Severe Sponging Of Upper Layers From Water Retention							
	Roll Roofing	5%			2030	\$150,800	5	\$37,000	
	Single Ply Membrane	28%	Now	\$133,200	2034	\$2,664,800			
		Gravel/Stone Ballast, Extent : Light, Area Affected : 100%							
		Location : Over Lower Roofs Of New Wings Facing Broadway							
		Water Penetration, Extent : Moderate, Area Affected : 4%							
		Location : Lower Roof Facing Broadway							
	Skylight, Metal/Glass	2%			2044	* *	10	\$29,600	
Soffits									
	Stucco Cement	100%	2-4	\$29,700	2039	* *	5	\$8,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock Area							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Loading Dock Area							
		Explanation : Bent And Damaged Metal Fascia Of Loading Dock Canopy							

Interior

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HEALTH AND HOSPITALS CORP. - 819

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

Asset # : 68

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%	2-4	\$1,255,200	LIFE	* *	5	\$308,300		
	Worn/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Sub-basement								
Ceramic Tile	10%	4+	\$416,000	2037	* *	5	\$70,500		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
	Location : Various Toilet Rooms								
Quarry Tile	5%			2039	* *	5	\$105,700		
Sheet Vinyl/Rubber	5%			2042	* *	5	\$105,700		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Zone A And 3rd Floor Laboratories								
	Explanation : Recent Installations At Zone A								
Terrazzo	5%			LIFE	* *	5	\$55,100		
Vinyl Tile	65%	Now	\$530,000	2034	\$26,498,900	3	\$343,500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Switchgear Room Csb-1, 1st Floor								
Interior Walls									
Ceramic Tile	5%			2037	* *	5	\$159,100		
Concrete Masonry Unit	10%	Now	\$3,131,100	LIFE	* *	5	\$127,300		
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Penthouse - Adjacent To Water Tanks								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Generator Room								
Glass: Single Pane	5%			LIFE	* *	5	\$119,300		
Gypsum Board	38%			LIFE	* *	5	\$725,300		
Plaster	30%	2-4	\$486,300	LIFE	* *	5	\$286,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Switchgear Room Csb-1, Csb-2 And Sba-7								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Staircase J								
SGFT/Glazed Masonry	10%	0-2	\$598,800	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement A								
Wood	2%			LIFE	* *	5	\$254,500		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$226,900	2039	**	5	\$168,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Basement Room B-1									
	AcousTileSusp.Lay-In	50%	4+	\$1,172,200	2039	**	5	\$336,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Basement And Kitchen									
	Exposed Struc: Concrete	5%			LIFE	**	5	\$10,500	
	Exposed Struc: Steel	5%			LIFE	**			
	Metal Panel	5%	Now	\$700,500	LIFE	**	5	\$84,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Lobby And First Floor									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Throughout Lobby									
	Plaster	15%	Now	\$128,700	LIFE	**	5	\$126,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Basement									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	**			
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$201,900	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : All Streets									
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%									
Location : Broadway									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$11,200	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Loading Dock Area									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance									
Ponding, Extent : Moderate, Area Affected : 15%									
Location : Loading Dock Area									
Parking/Driveway									
	Asphalt	70%	Now	\$148,100	2037	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Emergency Room Driveway And Loading Dock									
Potholes, Extent : Light, Area Affected : 2%									
Location : Throughout									
Sinking/Subsiding, Extent : Light, Area Affected : 2%									
Location : Driveway Entrance									
	Cast in Place Concrete	30%			2039	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	30%			2034	\$326,800	5	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Rooms Broadway Side							
		Explanation : Two 4,000 Ampere Main Disconnect Switches							
	Air Circuit Breaker	20%			2034	\$217,900	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 41st Street Side							
		Explanation : One 4,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	40%			2044	* *	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room At F Plant							
		Explanation : There Are Three Main Services Coming Into The Building. Each Have Main Disconnect Switches Rated At Various Capacities							
	Fused Disc Sw	10%			2054	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 41st Street Side							
		Explanation : One 1,600 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	30%			2047	* *	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical, Mechanical And Elevator Machine Rooms							
		Explanation : Transformers Rated At Various Capacities							
	Dry Type	70%			2032	\$19,600	5	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical, Mechanical And Elevator Machine Rooms							
		Explanation : Transformers Rated At Various Capacities							
Switchgear / Switchboard									
	Air Circuit Breaker	45%			2034	\$490,200	5	\$2,200	
	Air Circuit Breaker	10%			2054	* *	5	\$500	
	Fused Disc Sw	35%			2044	* *	5	\$1,400	
	Fused Disc Sw	10%			2034	\$108,900	5	\$400	
Raceway									
	Busway	10%			2032	\$119,500	1		
	Conduit	40%			2034	\$478,200	1		
	Conduit	50%			2054	* *	1		
Panelboards									
	Fused Disc Sw	1%			2033	\$12,500	5	\$200	
	Fused Disc Sw	1%			2050	* *	5	\$200	
	Molded Case Bkrs	60%			2033	\$752,300	5	\$14,900	
	Molded Case Bkrs	38%			2050	* *	5	\$9,400	

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HEALTH AND HOSPITALS CORP. - 819

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

Asset # : 68

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%			2033	\$355,900	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Old Section Of The Building									
	Busway	10%			2032	\$177,900	1		
	Thermoplastic	70%			2044	* *	1		
Motor Controllers									
	Locally Mounted	10%			2032		5	\$600	
	Locally Mounted	10%			2047	* *	5	\$600	
	Motor Control Center	50%			2032	\$1,142,900	5	\$12,800	
	Motor Control Center	5%			2047	* *	5	\$1,300	
	Variable Frequency Drive	25%			2047	* *			
Ground									
Grounding Devices									
	Not Accessible	50%							
	Generic	50%			LIFE	* *	5	\$6,900	
Stand-by Power									
Transfer Switches									
	Automatic	80%			2047	* *	1	\$231,800	
	Automatic	20%			2032	\$43,700	1	\$57,900	
Generators									
	Diesel	20%			2037	* *	1	\$72,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : F Plant Generator Room									
Explanation : One 1,500 Kilowatt Rated Capacity. Also Serves Annexes G O And H Building									
	Diesel	15%			2037	* *	1	\$54,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 41st Street Generator Room									
Explanation : 671 Kilowatt Rated Capacity. Also Serves The Women's Pavilion									
	Diesel	15%			2037	* *	1	\$54,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Broadway Generator Room									
Explanation : 671 Kilowatt Rated Capacity									
	Diesel	10%			2030		1	\$36,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Baxter Generator Room									
Explanation : 400 Kilowatt Rated Capacity									
	Diesel	40%			2030		1	\$145,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : F Plant Generator Room									
Explanation : Three 600 Kilowatt Rated Capacities									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$34,900	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Fuel Storage									
	Day Tank	10%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Baxter Generator Room									
Explanation : 180 Gallons									
	Day Tank	20%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : F Plant Generator Room									
Explanation : 4,000 Gallons									
	Day Tank	10%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Broadway Generator Room									
Explanation : 275 Gallons									
	Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : F Plant, Broadway And Baxter									
Explanation : 12,000 And 6,000 Gallons Capacity									
	Under Construction	10%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : 41st Street Generator Room									
Explanation : Under Construction									
Lighting									
Interior Lighting									
	Fluorescent	55%			2034	\$8,250,700	10	\$475,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2034	\$300,000	10	\$17,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2034	\$300,000	10	\$17,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	HID	1%			2034	\$116,800	10	\$300	
	LED	40%			2039	* *			
Egress Lighting									
	Emergency, Service	30%			2034	\$182,200	1		
	Emergency, Service	10%			2039	* *	1		
	Emergency, Battery	10%			2034	\$165,500	10	\$22,700	
	Exit, Service	10%			2034	\$42,500	1		
	Exit, Battery	40%			2039	* *	10	\$25,400	
Exterior Lighting									
	HID	5%			2029	\$230,000	10	\$100	
	LED	25%			2039	* *			
	No Component	70%							
Lightning Protection									

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

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS
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
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$27,700	
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$351,700	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : CCTV Surveillance System						
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	\$2,543,200	1-3	\$580,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2044	* *	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Generator Gear Room E1-139, Other Locations						
			Explanation : Electric Heating						
	Interruptible Gas/Dual Fuel	99%			2044	* *	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Building Exterior - Underground Vault						
			Explanation : 3 Tanks, No.2 Oil, 25,000 Gallons Each						
	Conversion Equipment								
	Radiant Heater	1%			2034	\$256,600	2	\$4,400	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Generator Gear Room E1-139, Other Locations						
			Explanation : Electric Unit Heaters						
	Steam Boiler	99%			2047	* *	1	\$923,200	
			Boiler Used For Hot Water, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 4 Water-tube High Pressure Boilers, Serving This Building And Zone H, Womens Pavilion And Annexes G O Buildings In Complex						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	40%	Now	\$172,500	2033	\$862,400	4	\$18,600	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Building Perimeter - Various Locations							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout - Building Perimeter							
	Central Plant Steam Piping/Pmp	60%	Now	\$332,700	2034	\$16,635,000	4	\$27,800	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Various Mechanical Rooms							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement And Sub-basement - Various Steam Condensate Pump Sets, Other Locations							
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room - Steam Condensate Pump Set							
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Throughout							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	15%			2029	\$2,783,100	1	\$87,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room B-sb-8 - Fresh Air Blowers With Steam Coils							
	Convector/Radiator	80%			2032	\$6,449,900	1	\$243,300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout - Steam And Hot Water Perimeter Heating And Re-heat Coils In Ductwork							
	Unit Heater - Steam	5%			2034	\$280,100	4	\$4,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Mechanical Rooms, Other Locations							
		Explanation : Unit Heaters / Cabinet Heaters							

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Heating

Controls

Digital

60%	2-4	\$5,097,100	2029	\$16,990,200

Malfunctioning, Extent : Moderate, Area Affected : 5%

Location : Pediatric Emergency Center - Rooftop Packaged Units Controls, Other Locations

Obsolete Equipment, Extent : Light, Area Affected : 50%

Location : Throughout - Obsolete Front End And Various Controllers

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

Location : Throughout

Explanation : Building Management System With Various Direct Digital Controllers And Digital Controllers With Pneumatic Field Devices In This Building And Other Buildings In This Complex

Pneumatic

5%	Now	\$19,100	2032	\$952,800

Broken, Extent : Moderate, Area Affected : 20%

Location : Mechanical Room B-sb-8 - Fresh Air Blower Controls

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

Location : Mechanical Room B-sb-8

Explanation : Pneumatic Controllers At Fresh Air Blowers. Steam Radiators Throughout Are Provided With Self-contained Control Valves

No Component

35%

Air Conditioning

Energy Source

Electricity

100%

2042

* *

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

Asset # : 68

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	55%	2-4	\$11,056,600	2049	* *	1	\$504,400	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Chiller Room - 4 Units On Extended Life With R-11 Refrigerant, Malfunctioning, Not Available Parts For Repairs							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement Chiller Room							
		Explanation : Chillers Serve This Building And Zone H Building In Complex							
	Interior Pkg Unit - Cooling	5%			2032	\$779,700	2	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Elevator Machine Room, Other Locations							
		Explanation : Water Cooled Packaged Units							
	Reciprocating Compr/Chiller	7%			2029	\$1,018,200	1	\$30,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Emergency Trauma Center Roof							
		Explanation : Packaged Air Cooled Chiller, Scroll Compressors, R-134a. Unit Serves Emergency Trauma Center							
	Ext Pkg Unit - Heating/Cooling	15%			2029	\$2,484,800	2	\$8,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 9th Floor Roof D Wing, Lower Roofs							
		Explanation : Several Units With Various Refrigerants							
	Split Unit	5%			2029	\$1,170,600			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
	Split Unit	5%			2034	\$1,170,600			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various Locations In Emergency Trauma And Pediatric Centers, Other Locations							
	Window/Wall Unit	8%			2027	\$298,800	1		
		On Extended Life, Extent : Light, Area Affected : 75%							
		Location : Various Locations							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Supplemental Cooling							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%	Now	\$22,300	2044	* *	4	\$32,500	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 70%							
		Location : Various Mechanical Rooms							
	No Component	30%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	69%			2029	\$13,200,500	1	\$401,800	
On Extended Life, Extent : Light, Area Affected : 90%									
Location : Various Mechanical Rooms, Lower Roofs - Multiple Units With Steam And Chilled Water Coils									
	Fan Coil - 2 Pipe	1%			2034	\$300,800	1	\$3,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : Floor Mounted Units With Chilled Water Coils									
	No Component	30%							
Heat Rejection									
	Dry Cooler	5%			2029	\$226,200	2	\$32,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lower Roofs									
Explanation : Various Dry Coolers For Interior Water-cooled Packaged Units									
	Water Cooling Tower	55%	0-2	\$2,739,100	2039	* *	2	\$417,000	
Damaged, Extent : Severe, Area Affected : 100%									
Location : Main Roof - Damaged / Corroded Tower Fill - All Cells									
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Main Roof - Tower Piping									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Main Roof - 4-cell Tower									
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	10%	Now	\$866,100	LIFE	* *	2-5	\$52,500	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Various Roofs									
Insul. Deteriorating, Extent : Moderate, Area Affected : 40%									
Location : Various Mechanical Rooms									
Leak Evident, Extent : Moderate, Area Affected : 70%									
Location : Various Mechanical Rooms - Significant Duct Air Leakage									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roofs, Various Mechanical Rooms									
Explanation : Location Noted									
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$472,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	79%			2029	\$3,454,500	2	\$22,800	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Mechanical Rooms							
	Roof	20%			2029	\$382,600	2	\$5,800	
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Roofs							
	Wall Unit	1%			2029	\$4,300	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room, Various Emergency Generator Rooms, Other Locations							
		Explanation : Location Noted							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$12,663,000	1		
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Throughout							
	Water Heater With Tanks								
	No Component	99%							
	Not Accessible	1%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Water Heater Room By Emergency Trauma Center - No Key							
		Explanation : Oil Fired Water Heaters For Emergency Decontamination Showers							
	HW Heat Exchanger								
	Steam Fired	100%			2054	* *	4	\$93,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room Bb-118							
		Explanation : Location Noted							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	99%			2029	\$195,400	4	\$19,700	
	Submersible	1%			2027	\$300	4	\$300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Emergency Generator Room E1-129							
	Sewage Ejector(s)								
	Electric	100%			2029	\$516,200	4	\$37,500	
	Backflow Preventer								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Building Exterior Hot Box Enclosures							
		Explanation : No Key Available							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
			Obsolete Fixtures, Extent : Moderate, Area Affected : 20%						
			Location : Various Locations						
Vertical Transport									
	Elevators								
	Geared Traction	95%			LIFE		* *		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Units No. 1, 2, 3, 4, 5: From 1st To 11th Floor; Units No. 6, 7, 10: From Sub-basement To 11th Floor; Units No. 12, 13: From Basement To 11th Floor						
			Explanation : 10 Units						
	Hydraulic	5%			LIFE		* *		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : One Unit From Sub-basement To Basement, Unit No. 8: From Basement To 2nd Floor						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2034	\$4,539,800	1-5	\$474,800	
	Sprinkler								
	No Component	10%							
	Generic	90%			2044		* *	1-2	\$237,400
	Fire Pump								
	Generic	100%			2030	\$941,400	1	\$175,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sub-basement - Fire Pump Room, Penthouse - Water Tank Room						
			Explanation : Location Noted						
Chemical System									
	Generic	100%			2029	\$121,700	1-10	\$58,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			Explanation : 110 Square Foot Hood						

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : GOUVERNEUR HEALTHCARE SERVICES
Address : 227 MADISON STREET @CLINTON ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0007.010 / 100 **Yr Built/Renovated** : 1972 / 2013
Area Sq Ft : 425,687 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,12,13,Ph
Block : 270 **Lot** : 32 **BIN** : 1003224

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$249,700	\$857,500
Interior Architecture	\$374,300	\$1,546,200
Electrical	\$351,400	
Mechanical	\$201,000	\$20,246,100
Site Enclosure	\$57,000	
Total	\$1,233,500	\$22,649,800
Importance Code A	\$249,700	\$857,500
Importance Code B	\$926,800	\$21,084,300
Importance Code C	\$57,000	\$708,000
Total	\$1,233,500	\$22,649,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$85,200		\$42,100	\$22,600
Interior Architecture	\$51,700	\$76,700		\$40,600
Electrical	\$120,200	\$69,300	\$121,300	\$82,600
Mechanical	\$214,800	\$236,500	\$156,700	\$258,500
Site Enclosure	\$10,800			
Site Pavements	\$19,300			
Elevators/Escalators	\$88,600	\$88,600	\$88,600	\$88,600
Total	\$590,600	\$471,100	\$408,600	\$492,900
Importance Code A	\$85,200	\$12,600	\$43,100	\$22,600
Importance Code B	\$500,000	\$429,600	\$365,500	\$470,300
Importance Code C	\$5,400	\$28,900		
Total	\$590,600	\$471,100	\$408,600	\$492,900



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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
Exterior									
Exterior Walls									
	Cast in Place Concrete	6%			LIFE	**	5	\$116,800	
	Masonry: Brick Cavity	34%			LIFE	**	5	\$132,400	
	Metal/Glass Curt Wall	30%			LIFE	**	5	\$219,000	
	Metal Panel	20%			2054	**	5-10	\$535,300	
	Metal Sect. OHD	1%			2047	**	5	\$12,200	
	Granite Panels	4%			LIFE	**	5	\$11,700	
	Granite Panels	1%	Now	\$10,000	LIFE	**	5	\$2,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Jefferson Street								
	Window Wall	4%			2054	**	5	\$58,400	
Windows									
	Aluminum	95%			2050	**	5	\$45,100	
	Metal Louvers	5%			2043	**	10	\$14,800	
Parapets									
	Cast in Place Concrete	25%			LIFE	**	5	\$28,700	
	Metal/Glass Curt Wall	20%			2054	**	5	\$8,600	
	Metal Panel	20%			2054	**	5	\$8,600	
	Metal Rail	20%			2047	**	5-10	\$40,100	
	Metal: Cage/Fence	15%			2047	**	5-10	\$12,900	
Roof									
	IRMA/Protected Membrane	26%	Now	\$19,600	2039	**			
	Vegetation Growth, Extent : Light, Area Affected : 5%								
	Location : Upper Roof								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 5th Floor Roof								
	Modified Bitumen	68%			2039	**	10	\$103,700	
	Plaza Roof: Stone Panels	4%			2044	**			
	Skylight, Metal/Glass	1%			2054	**	10	\$5,100	
	Skylight, Plastic	1%			2047	**	1		
Soffits									
	Ceramic Tile	5%			2044	**	10	\$1,100	
	Metal Panel	10%			2054	**	5-10	\$15,700	
	Stucco Cement	85%	0-2	\$17,600	2047	**	5	\$24,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Loading Dock								
Interior									
Floors									
	Carpet	7%			2033	\$825,900	3	\$89,200	
	Cast in Place Concrete	15%			LIFE	**	5	\$209,100	
	Ceramic Tile	15%			2043	**	5	\$95,600	
	Quarry Tile	15%			2047	**	5	\$143,400	
	Sheet Vinyl/Rubber	20%			2039	**	5	\$191,100	
	Terrazzo	5%			LIFE	**	5	\$24,900	
	Vinyl Tile	23%			2039	**	3	\$73,300	

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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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2043	**	5	\$57,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$23,100	
Glass: Single Pane	7%			LIFE	**	5	\$60,700	
Gypsum Board	60%			LIFE	**	5	\$416,100	
Masonry: Brick	5%			LIFE	**			
Mosaic Tile	8%			LIFE	**			
Wood	5%			LIFE	**	5	\$231,200	
Ceilings								
AcousTileConcealSpLn	20%			2047	**	5	\$159,300	
AcousTileSusp.Lay-In	40%			2047	**	5	\$254,900	
AcousTileSusp.Lay-In	5%	Now	\$11,100	2047	**	5	\$15,900	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Kitchen								
Exposed Struc: Concrete	5%			LIFE	**	5	\$5,000	
Gypsum Board	30%			LIFE	**	5	\$238,900	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	**			
Iron Picket	90%			2054	**			
Free Standing Walls								
Masonry: Brick	75%	Now	\$57,000	2044	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : East Side Of Site								
Masonry: Fieldstone	25%	2-4	\$5,400	2054	**			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Perimeter								
Explanation : Material Is Granite								
Retaining Walls								
Cast in Place Concrete	50%	4+	\$5,400	2054	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock Area								
Masonry: Fieldstone	50%			2054	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entry And Handicap Ramps								
Explanation : This Is Actually Granite.								
Site Pavements								

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$19,300	2047		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Henry Street</i>									

On-Site Walkways

Cast in Place Concrete	35%			2039		**			
Masonry: Granite	35%			LIFE		**			
Pavers/Stone	30%			2037		**			

Parking/Driveway

Asphalt	90%			2043		**			
Cast in Place Concrete	10%			2047		**			

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	50%			2054		**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes Each</i>									

Fused Disc Sw	50%			2054		**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : Four Main Disconnect Switches Rated At 4,000 Amperes Each</i>									

Transformers

Dry Type	100%			2047		**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement And Penthouse</i>									
<i>Explanation : Various Sizes</i>									

Switchgear / Switchboard

Fused Knife Sw	100%			2054		**	5	\$1,800	

Raceway

Conduit	100%			2044		**	1		

Panelboards

Molded Case Bkrs	95%			2050		**	5	\$10,600	
Molded Case Bkrs	5%	0-2	\$37,600	2059		**	5	\$300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Wiring

Thermoplastic	100%			2054		**	1		

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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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	20%			2047	**	5	\$600	
	Motor Control Center	60%			2047	**	5	\$7,000	
	Variable Frequency Drive	20%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$6,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$131,000	
	Generators								
	Diesel	100%			2043	**	1	\$164,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 1,000 Kilowatt								
Batteries									
	Nickel Cadmium	100%			2029	\$2,600	5	\$94,900	
Fuel Storage									
	Day Tank	20%			2050	**	5		
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Penthouse								
	Explanation : 275 Gallons								
	Main Tank	80%			2062	**	5		
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Underground								
	Explanation : 7,000 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	90%			2039	**	10	\$351,400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	LED	10%			2042	**			
Egress Lighting									
	Emergency, Service	50%			2039	**	1		
	Exit, Service	50%			2039	**	1		
Exterior Lighting									
	LED	20%			2039	**			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2062	**	5	\$1,600	
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$159,000	

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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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$270,300

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

Heating

Energy Source

Utility Steam

100%

2054

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2043

* *

5

\$25,300

Distribution

Hot Wtr Piping/Pump

20%

2042

* *

4

\$4,200

Steam Piping/Pump

80%

2044

* *

Terminal Devices

Air Handler

60%

2034

\$5,032,600

1

\$157,900

*Other Observation, Extent : N/A, Area Affected : 60%**Location : Upper And Lower Roofs And Mechanical Room**Explanation : 11 Units*

Air Handler

15%

2039

* *

1

\$39,500

Convactor/Radiator

25%

Now

\$45,600

2039

* *

1

\$30,900

*Other Observation, Extent : Moderate, Area Affected : 25%**Location : 5th Floor Through 13th Floor**Explanation : Radiators On Each Corner Of The Building Are Not Getting Enough Heat*

Controls

Digital

100%

2032

\$12,801,100

Air Conditioning

Energy Source

Utility Steam

90%

2054

* *

1

Electricity

10%

2050

* *

1

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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
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2037	**	1	\$414,600	
		Recent Installation, Extent : N/A, Area Affected : 65%							
		Location : 14th Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 14th Floor							
		Explanation : 2 New Units And 1 Older In Good Condition							
	Centrifugal, Elec Chiller	8%	0-2	\$145,400	2043	**	1	\$33,200	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Upper Roof 5 Of 6 Compressors Need Repair							
	Split Unit	2%			2039	**			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Upper Roof							
		Explanation : Serves Elevator Machine Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$21,000	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2039	**	1	\$263,200	
Heat Rejection									
	Water Cooling Tower	100%			2032	\$2,251,300	2	\$428,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 14th Floor Roof							
		Explanation : 3 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$237,400	
	Exhaust Fans								
	Interior	90%			2039	**	2	\$11,700	
	Roof	10%			2039	**	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2054	**	4	\$42,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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HEALTH AND HOSPITALS CORP. - 819
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
Plumbing									
	Sump Pump(s)								
	Non-Submersible	50%	0-2	\$44,600	2044	* *	4	\$4,500	
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Sub-basement							
	Submersible	50%			2028	\$6,900	4	\$6,700	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Sub-basement							
		Explanation : Near Old Pump							
	Sewage Ejector(s)								
	Compressed Air	100%			2054	* *	4	\$4,300	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$26,100	
	Fixtures								
	Generic	100%							
	Instantaneous Hot Water								
	Electric	100%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Four Units From Basement To 13th Floor, Four Units From 1st To 5th Floor, One Unit From Basement To 14th Floor							
		Explanation : 9 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$222,600	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$119,200	
	Fire Pump								
	Generic	100%			2043	* *	1	\$79,500	
	Chemical System								
	No Component	98%							
	Generic	2%			2032	\$1,200	1-10	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Kitchen Basement							
		Explanation : Kitchen Hood Covers 250 Square Feet (10x25)							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Address : 34 SPRING STREET @ MOTT ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0007.020 / 101 **Yr Built/Renovated** : 1915 / 2013
Area Sq Ft : 17,127 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 480 **Lot** : 21 **BIN** : 1007180

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$366,500	
Interior Architecture	\$310,900	\$651,500
Electrical	\$27,300	\$198,500
Mechanical	\$147,800	\$604,300
Total	\$852,500	\$1,454,300
Importance Code A	\$366,500	\$156,300
Importance Code B	\$317,400	\$1,298,000
Importance Code C	\$168,600	
Total	\$852,500	\$1,454,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$137,400		\$8,500	
Interior Architecture	\$47,600	\$900		\$2,800
Electrical	\$44,700	\$1,800	\$3,200	\$1,900
Mechanical	\$41,500	\$2,500	\$47,900	\$2,500
Site Pavements	\$800			
Total	\$272,100	\$5,100	\$59,600	\$7,200
Importance Code A	\$153,100	\$1,700	\$10,200	\$1,700
Importance Code B	\$118,200	\$3,500	\$49,400	\$5,500
Importance Code C	\$800			
Total	\$272,100	\$5,100	\$59,600	\$7,200



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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
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$24,800	LIFE	**	5	\$9,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : North Facade Trim									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Facade Trim									
	Copper/Terne	5%			2054	**	10	\$2,800	
	Masonry: Brick	70%	Now	\$287,100	LIFE	**	5	\$16,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : South And North Facades									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : South, North Facades									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
	Masonry: Granite	5%			LIFE	**	5	\$900	
	Marble Panels	5%			LIFE	**	5	\$900	
	Stucco Cement	10%	Now	\$14,100	2039	**	5	\$3,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : West Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Top Of West Facade									
Windows									
	Aluminum	100%	Now	\$38,200	2042	**	5	\$1,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout Second Floor Dental Suite									

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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
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$5,100	LIFE	**	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : North Facade							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
	Location : North Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	70%	Now	\$79,400	LIFE	**	5	\$3,000	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Parapet							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Parapet							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Parapet							
Metal Panel	5%	Now	\$1,800	2044	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Rear Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
	Location : Parapet Coping Joints							
Metal: Cage/Fence	10%	2-4	\$500	2039	**	5	\$1,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Stucco Cement	10%	Now	\$2,800	2039	**	5	\$600	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
	Location : Park Side Parapet							
Roof								
Copper/Terne	12%			2049	**	10	\$6,500	
Metal Panel	5%			2039	**	10	\$2,000	
Modified Bitumen	70%	Now	\$8,700	2042	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
	Location : Roof Drains							
Skylight, Metal/Glass	13%	Now	\$41,400	2044	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Examination Room							
Soffits								
Metal Framed, Vinyl Cofd Canps	100%			2039	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front Entry Canopy							
	Explanation : Vinyl Canopy							

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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
Interior									
Floors									
	Cast in Place Concrete	25%	Now	\$77,200	LIFE	**	5	\$19,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Ceramic Tile	5%			2043	**	5	\$1,700	
	Granite Panels	3%			LIFE	**	5	\$800	
	Marble Panels	2%			LIFE	**	5	\$500	
	Vinyl Tile	65%	Now	\$65,200	2034	\$651,500	3	\$8,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor									
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor									
Worn/Erode, Extent : Moderate, Area Affected : 60%									
Location : 2nd Floor Basement									
Interior Walls									
	Gypsum Board	20%			LIFE	**	5	\$2,400	
	Masonry: Brick	30%	Now	\$118,300	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Southeast Side Of Basement									
Paint Peeling, Extent : Moderate, Area Affected : 80%									
Location : Basement									
	Plaster	50%	Now	\$50,400	LIFE	**	5	\$3,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : 2nd Floor And Stairs									
Paint Peeling, Extent : Moderate, Area Affected : 30%									
Location : 2nd Floor									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : 2nd Floor And Stair									
Ceilings									
	AcousTileSusp.Lay-In	10%	4+	\$1,200	2047	**	5	\$1,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : 1st Floor									
	Exposed Struc: Steel	5%			LIFE	**			
	Masonry: Infill Arch	25%	Now	\$13,300	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Bilco Door									
	Plaster	60%	Now	\$33,100	LIFE	**	5	\$13,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Stair Bulkhead									
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor And Stairs									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair Bulkhead									

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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

Site Enclosure

Retaining Walls

Masonry: Brick

100%

2044

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2039

* *

On-Site Walkways

Masonry: Granite

100%

2-4

\$800

LIFE

* *

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Front Entrance Steps**Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%**Location : Front Entrance Steps*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2034

\$7,900

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 600 Ampere Main Switch*

Raceway

Conduit

90%

2034

\$15,300

1

Conduit

10%

2044

* *

1

Panelboards

Molded Case Bkrs

10%

2042

* *

5

Molded Case Bkrs

90%

2033

\$37,600

5

\$400

Wiring

Thermoplastic

90%

2034

\$18,700

1

Thermoplastic

10%

2044

* *

1

Motor Controllers

Locally Mounted

100%

2032

\$62,000

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Room B7**Explanation : Connected With Main Water Pipe*

Lighting

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

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HEALTH AND HOSPITALS CORP. - 819
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
Lighting									
Interior Lighting	Fluorescent	10%			2029	\$27,300	10	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
Fluorescent		50%			2034	\$136,400	10	\$7,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	LED	40%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	\$15,100	10	\$2,100	
	Exit, Battery	50%			2034	\$12,700	10	\$600	
Exterior Lighting									
	HID	20%	Now	\$1,700	2034	\$16,700			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%	2-4	\$33,700	2044	* *	1	\$5,800	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
Fire/Smoke Detection									
	Generic, Digital	100%	0-2	\$9,300	2039	* *	1-3	\$9,600	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Entrance							
		Explanation : Common Failure At The Main Fire Alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Fuel Oil No 2	100%			2044	* *	5	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : One 5,000 Gallon Tank							
Conversion Equipment	Steam Boiler	100%	0-2	\$15,600	2032	\$156,300	1	\$15,300	
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Basement Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							

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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
Heating									
Distribution									
	Steam Piping/Pump	100%	0-2	\$57,400	2044	**			
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Leak Evident, Extent : Severe, Area Affected : 30%							
		Location : All Floors							
		On Extended Life, Extent : Moderate, Area Affected : 80%							
		Location : All Floors							
Terminal Devices									
	Convactor/Radiator	100%			2039	**	1	\$5,500	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor							
		Explanation : 4 Radiators Are Not Connected To The System							
Controls									
	Electrical	100%			2032	\$99,700			
Air Conditioning									
Energy Source									
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2035	\$14,200	2	\$100	
	Exterior Pkg Unit - Cooling	60%			2034	\$118,000	2	\$600	
	Window/Wall Unit	25%			2029	\$17,000	1		
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Main. This Equipment Is Not In Service And Not Required At This Time. The Rooftop Air Conditioning Unit Serves The Atrium Adequately							
	Window/Wall Unit	10%			2029	\$6,800	1		
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
Exhaust Fans									
	Roof	10%			2034	\$3,500	2	\$100	
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	\$230,300	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$17,900	2		
Sanitary Piping									
	Cast Iron	100%	4+	\$90,400	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	100%	4+	\$25,300	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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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
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
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2044	* *	1-2	\$700	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Explanation : Storage Rooms							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : HARLEM HOSPITAL KOUNTZ PAVILION
Address : 15 WEST 136 STREET @FIFTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.020 / 103 **Yr Built/Renovated** : 1956 / 2014
Area Sq Ft : 149,729 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez,5,Ph
Block : 1734 **Lot** : 1 **BIN** : 1082169

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,407,600	\$147,100
Interior Architecture	\$5,531,300	\$3,083,800
Electrical	\$2,054,000	\$853,400
Mechanical	\$2,850,600	\$3,959,400
Total	\$11,843,500	\$8,043,700
Importance Code A	\$1,541,400	\$300,300
Importance Code B	\$10,302,100	\$7,743,400
Total	\$11,843,500	\$8,043,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$41,500		\$25,700	
Interior Architecture	\$79,700	\$5,700	\$7,900	\$13,100
Electrical	\$29,500	\$29,800	\$68,700	\$28,600
Mechanical	\$69,100	\$37,000	\$95,300	\$44,300
Site Pavements	\$29,100			
Elevators/Escalators	\$33,600	\$33,600	\$33,600	\$33,600
Total	\$282,500	\$106,100	\$231,100	\$119,600
Importance Code A	\$45,100		\$26,100	
Importance Code B	\$237,400	\$100,400	\$205,000	\$119,600
Importance Code C		\$5,700		
Total	\$282,500	\$106,100	\$231,100	\$119,600



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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.

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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
Exterior									
Exterior Walls									
	Masonry: Brick	88%	Now	\$1,268,500	LIFE	* *	5	\$147,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Along 136th Street, Penthouse, Stair Bulkheads							
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
		Location : Along 136th Street							
	Masonry: Limestone	5%	Now	\$68,900	LIFE	* *	5	\$6,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Marble	2%	Now	\$16,400	LIFE	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Light, Area Affected : 3%							
		Location : Along 136th Street							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Along 136th Street							
	Metal Panel	5%			2054	* *	5-10	\$57,500	
Windows									
	Aluminum	100%			2050	* *	5		
Parapets									
	Masonry: Brick	70%	0-2	\$18,700	LIFE	* *	5	\$7,000	
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
	Masonry: Limestone	5%	0-2	\$6,500	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2044	* *	5	\$1,900	
	Metal: Cage/Fence	20%			2039	* *	5-10	\$15,600	
Roof									
	Modified Bitumen	100%			2039	* *	10	\$70,200	
Soffits									
	Stucco Cement	100%			2039	* *	5		

Interior

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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
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$37,300	LIFE	**	5	\$45,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$61,900	2037	**	5	\$5,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Terrazzo	5%	0-2	\$20,500	LIFE	**	5	\$8,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Lobby							
	Vinyl Tile	50%	Now	\$151,600	2034	\$3,031,400	3	\$39,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	30%			2029	\$5,265,400	3	\$23,600	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2043	**	5	\$11,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$9,000	
	Gypsum Board	10%			LIFE	**	5	\$13,600	
	Masonry: Brick	5%			LIFE	**			
	Marble Panels	2%			LIFE	**			
	Plaster	53%			LIFE	**	5	\$36,000	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	50%			2039	**	5	\$104,800	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$3,300	
	Gypsum Board	5%			LIFE	**	5	\$13,100	
	Metal Panel	15%	4+	\$21,800	LIFE	**	5	\$39,300	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 2%							
		Location : Corridor							
	Plaster	20%			LIFE	**	5	\$26,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2044	**			
	Free Standing Walls								
	Cast in Place Concrete	100%			2054	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$29,100	2039	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	100%			2039	**			

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

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

Site Pavements

Parking/Driveway

Asphalt

100%

2037

* *

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

75%

2034

\$153,200

5

\$600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Three 2,500 Amperes Supplied Power To Main Building, Motor Controller Center And The Women Pavilion*

Fused Disc Sw

25%

2054

* *

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1,600 Amperes Main Disconnect Switch For South Side Of The Building*

Switchgear / Switchboard

Air Circuit Breaker

75%

2034

\$153,200

5

\$600

Fused Disc Sw

25%

2054

* *

5

\$200

Raceway

Conduit

90%

2034

\$167,600

1

Conduit

10%

2054

* *

1

Panelboards

Fused Disc Sw

5%

2050

* *

5

\$200

Fused Disc Sw

5%

2033

\$10,400

5

\$200

Molded Case Bkrs

70%

2050

* *

5

\$2,800

Molded Case Bkrs

20%

2042

* *

5

\$800

Wiring

Braided Cloth

50%

2-4

\$141,900

2059

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2054

* *

1

Thermoplastic

30%

2034

\$85,100

1

Motor Controllers

Locally Mounted

10%

2032

\$46,500

5

\$100

Motor Control Center

90%

2047

* *

5

\$3,700

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,200

Stand-by Power

Transfer Switches

Automatic

100%

2047

* *

1

\$46,100

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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
Stand-by Power									
	Generators								
	Diesel	100%			2043	* *	1	\$58,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 1,000 Kilowatts							
	Batteries								
	Lead/Acid	100%			2028	\$2,600	5	\$5,500	
Fuel Storage									
	Day Tank	30%			2050	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 600 Gallons							
	Main Tank	70%			2037	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 1,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2029	\$1,669,700	10	\$96,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2042	* *	10	\$27,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2042	* *			
Egress Lighting									
	Emergency, Service	45%			2029	\$43,500	1		
	Emergency, Battery	5%			2034	\$13,200	10	\$1,800	
	Exit, LED	50%			2062	* *	1		
Exterior Lighting									
	HID	20%			2029	\$146,300	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2034	\$294,300	1	\$55,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$95,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Boxes, And Fire Alarm Panel							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	* *	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	20%			2030	\$133,800			
	Pres. Reducing Valve/LP Steam	80%			2037	* *	5	\$7,100	
	Distribution								
	Hot Wtr Piping/Pump	20%	Now	\$34,300	2056	* *	4	\$1,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Basement Mechanical Room. Condensate And Vacuum Pump Broken							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 100%							
		Location : Insulation On Steam Piping Deteriorating							
	Central Plant Steam Piping/Pmp	80%	Now	\$176,300	2044	* *	4	\$5,900	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Basement Mechanical Room							
	Terminal Devices								
	Air Handler	50%	2-4	\$737,600	2034	\$1,475,100	1	\$41,700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
	Convactor/Radiator	50%	Now	\$256,400	2039	* *	1	\$21,800	
		Leak Evident, Extent : Severe, Area Affected : 60%							
		Location : 1st, 2nd, 9th, And 11th Floors							
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	90%			2054	* *	1		
	Electricity	10%			2042	* *	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%			2043	* *	1	\$145,800	
	Window/Wall Unit	10%			2027	\$59,400	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$11,100	
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2034	\$2,433,600	1	\$74,100	
	No Component	20%							
	Heat Rejection								
	Water Cooling Tower	100%	2-4	\$791,900	2039	* *	2	\$120,600	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Roof							
		Explanation : Damaged Ceiling							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$83,500	
	Exhaust Fans								
	Interior	100%			2029	\$695,300	2	\$4,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2054	* *	4	\$14,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$4,700	
	Sewage Ejector(s)								
	Compressed Air	100%			2034	\$50,700	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$9,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Four Units From Basement To 11th Floor								
	Explanation : Four Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$78,300	
	Sprinkler								
	No Component	90%							
	Generic	10%			2054	* *	1-2	\$4,200	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION
Address : 506 LENOX AVENUE @W. 136 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.010 / 102 **Yr Built/Renovated** : 1969 / 2010
Area Sq Ft : 726,982 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,2,7,8,18
Block : 1733 **Lot** : 1 **BIN** : 1053899

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,619,300	\$901,800
Interior Architecture	\$1,491,000	\$1,381,800
Electrical	\$2,578,400	\$13,501,000
Mechanical	\$22,831,500	\$35,251,500
Total	\$29,520,200	\$51,036,200
Importance Code A	\$3,897,900	\$1,786,900
Importance Code B	\$25,507,200	\$48,910,100
Importance Code C	\$115,100	\$339,300
Total	\$29,520,200	\$51,036,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$34,600		\$42,200	
Interior Architecture	\$67,000	\$56,100		\$114,000
Electrical	\$100,000	\$125,900	\$126,600	\$132,000
Mechanical	\$122,500	\$259,000	\$235,000	\$302,100
Site Enclosure	\$5,000			
Site Pavements	\$47,500			
Elevators/Escalators	\$105,600	\$105,600	\$105,600	\$105,600
Total	\$482,200	\$546,600	\$509,400	\$653,700
Importance Code A	\$34,600		\$44,100	
Importance Code B	\$440,600	\$517,400	\$465,300	\$653,700
Importance Code C	\$7,000	\$29,200		
Total	\$482,200	\$546,600	\$509,400	\$653,700



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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
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	80%			LIFE	**	5	\$437,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : All Facades									
Sidewalk Shed in Use, Extent : Light, Area Affected : 75%									
Location : Along West And South Side									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Street Facing Facades									
Explanation : Construction Netting Over Facade									
	Masonry: Granite	2%			LIFE	**	5	\$8,200	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Facades									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Facades									
Explanation : Construction Netting In Place									
	Metal Panel	5%			2054	**	5-10	\$187,900	
	Marble Panels	10%			LIFE	**	5	\$41,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Facades									
Explanation : Work In Progress									
	Window Wall	3%			2054	**	5	\$61,500	
Windows									
	Aluminum	100%	Now	\$702,700	2050	**	5	\$140,800	
Cttrwt/Balnrc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Parapets									
	Masonry: Brick Cavity	10%			LIFE	**	5	\$4,100	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Parapets									
Sidewalk Shed Below, Extent : Light, Area Affected : 50%									
Location : West And South Sides									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parapets									
Explanation : Construction Netting Over Parapet Walls									
	Masonry: Marble	20%	Now	\$86,000	LIFE	**	5	\$10,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Coping									
	Metal Panel	5%	Now	\$34,600	2054	**	5	\$3,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Bulkheads									
	Metal Rail	65%			2047	**	5-10	\$476,400	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$1,490,100	2039	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout Upper And Lower Roofs								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout Upper And Lower Roofs								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout Upper And Lower Roofs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 18th And 7th Floor Roofs								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Upper Roof								
Single Ply Membrane	5%			2039	* *	10	\$11,400	
Interior								
Floors								
Carpet	5%			2033	\$993,300	3	\$107,300	
Cast in Place Concrete	10%			LIFE	* *	5	\$234,700	
Ceramic Tile	5%			2043	* *	5	\$53,600	
Quarry Tile	5%			2047	* *	5	\$80,500	
Terrazzo	10%	Now	\$210,000	LIFE	* *	5	\$83,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	55%	Now	\$341,300	2039	* *	3	\$221,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 15th Floor And Throughout, Stairs								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : 15th Floor And Throughout								
Vinyl Tile 9" X 9"	10%	Now	\$179,700	2042	* *	3	\$40,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn/Erode, Extent : Severe, Area Affected : 25%								
Location : 3rd And 8th Floor Corridor, Throughout								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$58,500	
Concrete Masonry Unit	5%	Now	\$115,100	LIFE	* *	5	\$23,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Electrical Room								
Glass: Single Pane	3%			LIFE	* *	5	\$26,300	
Gypsum Board	15%			LIFE	* *	5	\$105,300	
Mosaic Tile	2%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	40%			LIFE	* *	5	\$140,400	
SGFT/Glazed Masonry	26%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$93,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	30%	2-4	\$271,100	2047	* *	5	\$201,100	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
AcousTileSusp.Lay-In	35%			2047	* *	5	\$375,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$16,800	
Metal Panel	25%	Now	\$186,000	LIFE	* *	5	\$335,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Corridors							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : 3rd Floor Small Corridor							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 6th Floor Corridor							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Masonry: Brick	100%	Now	\$5,000	2044	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Throughout West And South Side, This Material Is Actually Masonry Which Is Granite.							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$40,500	2047	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : South And West Side Of Building							
	Other Observation, Extent : Severe, Area Affected : 2%							
	Location : Into Basement Main Switch Gear Room At 135th Street							
	Explanation : Water Penetration							
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	Now	\$7,000	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : South Side Of Building							

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2034	\$885,100	5	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : Four 5,000 Ampere Main Disconnect Switches, Water Leak Evidence Coming From Con Edison Raceway Service									
Transformers									
	Dry Type	70%			2032	\$19,600	5	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room 5106a And Elevator Machine Room									
Explanation : Two 150 And Two 112.5 Kilovolt Ampere 208/120 Volts Primary - 480 Volts Secondary Supply									
	Dry Type	30%			2039	* *	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 225 Kilovolt Ampere With 208/120 Volts Primary - 480 Volts Secondary Supply									
Switchgear / Switchboard									
	Air Circuit Breaker	10%			2044	* *	5	\$400	
	Fused Disc Sw	90%			2034	\$796,500	5	\$2,800	
Raceway									
	Busway	10%			2039	* *	1		
	Conduit	75%			2034	\$717,200	1		
	Conduit	15%			2044	* *	1		
Panelboards									
	Fused Disc Sw	10%			2033	\$100,300	5	\$1,700	
	Molded Case Bkrs	70%			2033	\$702,100	5	\$13,400	
	Molded Case Bkrs	20%			2042	* *	5	\$3,800	
Wiring									
	Braided Cloth	50%	2-4	\$711,800	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Busway	5%			2032	\$71,200	1		
	Thermoplastic	45%			2044	* *	1		
Motor Controllers									
	Locally Mounted	10%			2032		5	\$500	
	Locally Mounted	10%			2039	* *	5	\$500	
	Motor Control Center	40%			2039	* *	5	\$7,900	
	Motor Control Center	20%			2032	\$365,700	5	\$4,000	
	Variable Frequency Drive	20%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$10,700	
Stand-by Power									

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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
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$223,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Transfer Switch Room Basement							
		Explanation : Two Transfer Switches							
Generators									
	Diesel	100%			2037	* *	1	\$281,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 3rd Floor Roof							
		Explanation : Four 1,000 Kilowatt Units, One Of The Generators Is Supplying Power To The Mural Pavilion							
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$26,900	
Fuel Storage									
	Day Tank	30%			2042	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 3rd Floor Roof							
		Explanation : 600 Gallons Rated Capacity							
	Main Tank	70%			2037	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 20,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2029	\$1,141,800	10	\$65,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And Mechanical Room							
	Fluorescent	45%			2034	\$5,138,100	10	\$295,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2034	\$570,900	10	\$32,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	LED	10%			2042	* *			
	LED	30%			2039	* *			
Egress Lighting									
	Emergency, Service	45%			2034	\$208,000	1		
	Emergency, Battery	5%			2034	\$63,000	10	\$8,700	
	Exit, Service	50%			2034	\$161,800	1		

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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
Lighting									
	Exterior Lighting								
	HID	5%	Now	\$88,800	2044		* *		
		Damaged Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Outside Perimeter							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Photocell							
	HID	5%			2029	\$177,600	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Switches Operated Via Photo Cells							
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037		* *	5	\$2,400
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof, Stacks Only							
		Explanation : Lightning Rods In The Stacks Only							
Alarm									
	Security System								
	Generic	100%			2034	\$1,428,900	1	\$271,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%	Now	\$392,700	2034	\$1,963,400	1-3	\$407,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Fire Alarm Panel And Alarm Bells							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Vault							
		Explanation : Four 20,000 Tanks For No. 2 Oil							

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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
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	20%			2037	* *			
		Other Observation, Extent : Moderate, Area Affected : 20% Location : Basement Mechanical Equipment Room Explanation : Serves 1st, 2nd And 3rd Floors Reheat System And Some Radiators.							
	Steam Boiler Central Plant	80%	0-2	\$1,278,600	2039	* *			
		Broken, Extent : Severe, Area Affected : 30% Location : 1 Of 3 Boilers In Boiler Plant. Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Basement. Pressure Reducing Valve Is Not Working On Optimum Capacity On Extended Life, Extent : Severe, Area Affected : 2% Location : The Three Boilers On Extended Life. Deaerator And Surge Tanks In Boiler Plant. Other Observation, Extent : Severe, Area Affected : 2% Location : Boiler Plant Explanation : Maintenance Required For Turbines. Ventilation Fans Inactive. No Combustion Air.							
Distribution									
	Hot Wtr Piping/Pump	40%	0-2	\$131,300	2042	* *	4	\$14,100	
		Corroded, Extent : Moderate, Area Affected : 40% Location : Piping In Basement. Leak Evident, Extent : Moderate, Area Affected : 60% Location : Piping At Heat Exchangers And Pumps In Basement.							
	Central Plant Steam Piping/Pmp	60%	0-2	\$2,532,300	2044	* *	4	\$21,200	
		Corroded, Extent : Moderate, Area Affected : 10% Location : Control Valve On High Pressure Steam Rig. Malfunctioning, Extent : Severe, Area Affected : 50% Location : Deaerator, Surge Tank, Condensate Return Pumps And Boiler Feedwater Pumps Other Observation, Extent : Severe, Area Affected : 40% Location : Basement Boiler Room Explanation : Boiler Blowdown Pumps Not In Place.							
Terminal Devices									
	Air Handler	5%	0-2	\$423,700	2029	\$706,100	1	\$19,900	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Controls Issues With Starters, Valves And Dampers At Air Handling Units. On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout							
	Air Handler	35%			2029	\$4,942,800	1	\$155,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Various Locations Explanation : New Cooling Coil And Preheat Coil							
	Convactor/Radiator	40%			2039	* *	1	\$92,600	
	Fan Coil Unit/Heat	20%			2029	\$3,721,300	1	\$46,300	

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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
Heating									
	Controls								
	Pneumatic	100%	2-4	\$7,355,500	2032	\$14,711,100			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Building Management System Malfunctioning							
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Reciprocating	80%			2039	* *	1	\$265,900	
	Compr/Chiller								
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 3 Units							
	Exterior Pkg Unit - Cooling	20%			2034	\$1,645,700	2	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Split Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$121,300	2044	* *	4	\$35,300	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : 18th Floor Mechanical Equipment Room.							
		Repairs In Progress, Extent : N/A, Area Affected : 50%							
		Location : Chilled Water Pumps At 18th Floor Mechanical Room.							
Terminal Devices									
	Air Handler/Cool/Ht	100%	0-2	\$291,200	2034	\$14,561,400	1	\$398,900	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Controls Issues With Starters, Valves And Dampers At Air Handling Units.							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2039	* *	2	\$99,800	
	Water Cooling Tower	80%			2038	* *	2	\$577,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : New Cooling Tower							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$399,700	
Exhaust Fans									
	Interior	100%	Now	\$332,800	2034	\$3,328,300	2	\$17,600	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Main Boiler Room Makeup Air Fan. E F - 17							
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
Plumbing									
H/C Water Piping	Brass/Copper	100%	4+	\$481,900	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 50%									
Location : Piping In Basement									
Recent Repair Evident, Extent : N/A, Area Affected : 50%									
Location : Cold Water Fill Pumps Repair In Progress.									
HW Heat Exchanger	Steam Fired	100%			2054	* *	4	\$70,900	
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%	Now	\$132,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 100%									
Location : Horizontal Piping On 7th Floor And 18th Mechanical Rooms.									
Sump Pump(s)	Non-Submersible	100%			2034	\$152,400	4	\$15,400	
Sewage Ejector(s)	Compressed Air	100%	0-2	\$24,600	2034	\$246,200	4	\$7,300	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Ejector Pods In Mechanical Equipment Room									
Backflow Preventer	Generic	100%			2034	\$335,100	1	\$43,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Meter Room									
Explanation : Fire And Domestic									
Fixtures	Generic	100%							
Instantaneous Hot Water	Natural Gas	100%			2039	* *			
Vertical Transport									
Elevators	Geared Traction	100%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 90%									
Location : Elevator Recall Malfunctioning									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 10 Passenger Units From Basement To 18th Floor, 1 Freight Unit From Basement To 2nd Floor									
Explanation : Ten Units									
Fire Suppression									
Standpipe	Generic	100%			2044	* *	1-5	\$361,400	
Sprinkler	No Component	70%							
	Generic	30%			2044	* *	1-2	\$60,200	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%	Now	\$286,600	2037	* *	1	\$120,500	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : 18th Floor Mechanical Room									
Chemical System	No Component	98%							
	Generic	2%			2029	\$3,700	1-10	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Kitchen									
Explanation : 2 Set Kitchen Fire Suppression Systems Covers 300 Square Feet (25x12)									

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : HARLEM HOSPITAL MURAL PAVILION
Address : 512 LENOX AVENUE LENOX AVENUE AND W137 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.080 / 14779 **Yr Built/Renovated** : 2012 / 2015
Area Sq Ft : 260,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,Ph
Block : 1734 **Lot** : 1 **BIN** : 1813319

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$333,000	\$792,700
Interior Architecture	\$331,400	\$572,400
Electrical	\$238,500	
Mechanical	\$2,630,700	\$5,325,700
Total	\$3,533,600	\$6,690,900
Importance Code A	\$333,000	\$792,700
Importance Code B	\$3,091,200	\$5,614,300
Importance Code C	\$109,300	\$283,800
Total	\$3,533,600	\$6,690,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$1,900			\$11,600
Interior Architecture	\$27,600	\$23,400	\$15,100	\$27,600
Electrical	\$38,100	\$32,300	\$40,700	\$40,800
Mechanical	\$43,700	\$54,300	\$135,800	\$88,200
Elevators/Escalators	\$23,000	\$23,000	\$23,000	\$23,000
Total	\$134,300	\$133,000	\$214,600	\$191,200
Importance Code A	\$9,900		\$600	\$11,900
Importance Code B	\$124,400	\$119,700	\$214,000	\$179,300
Importance Code C		\$13,300		
Total	\$134,300	\$133,000	\$214,600	\$191,200



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
HARLEM HOSPITAL MURAL PAVILION
Asset # : 14779

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	70%			LIFE	**	5	\$270,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lenox Avenue And 137th Street							
		Explanation : Mural Glass Wall							
	Metal Panel	30%			2054	**	5-10	\$425,700	
Windows									
	Aluminum	85%			2050	**	5	\$23,100	
	Metal Louvers	15%			2043	**	10	\$25,500	
Parapets									
	Metal Panel	85%			2054	**	5	\$128,000	
	Metal Rail	15%			2047	**	5-10	\$105,400	
Roof									
	Plaza Roof: Stone Panels	10%			2054	**			
	Single Ply Membrane	80%			2039	**	10	\$88,900	
	Sloped Glazing	10%			LIFE	**	5	\$148,200	
Soffits									
	Glass: Special Gauge	50%			LIFE	**	1		
	Metal Panel	50%	Now	\$1,900	2054	**	5	\$6,600	
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Emergency Room Entrance							
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$71,500	LIFE	**	5	\$87,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Northeast Corner Of Mechanical Room In Basement							
	Ceramic Tile	5%			2043	**	5	\$20,100	
	Sheet Vinyl/Rubber	5%			2039	**	5	\$30,100	
	Terrazzo	10%			LIFE	**	5	\$31,400	
	Vinyl Tile	55%			2039	**	3	\$110,400	
	Under Construction	15%							
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$26,700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$21,300	
	Glass: Single Pane	15%			LIFE	**	5	\$60,000	
	Gypsum Board	70%	Now	\$109,300	LIFE	**	5	\$223,900	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stair A							
Ceilings									
	AcousTileSusp.Lay-In	75%			2047	**	5	\$301,100	
	Exposed Struc: Steel	15%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$50,200	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			

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

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete

100%

2047

* *

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

Over 600 Volts

Service Equipment

Fused Disc Sw

100%

2054

* *

3

\$1,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 600 Amperes*

Transformers

Dry Type

100%

2047

* *

3

\$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 1,500 Kilovolt Ampere Step Up From 208 Volts Primary - Four 160 Volts Secondary Supply*

Feeders

Cable

100%

2050

* *

1

Raceway

Conduit

100%

2054

* *

1

Under 600 Volts

Service Equipment

Air Circuit Breaker

45%

2054

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Three 5,000 Amperes Main Disconnect Switch*

Fused Disc Sw

45%

2054

* *

5

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three 4,000 Amperes Main Disconnect Switches Service For Mechanical Equipment To The Building*

Fused Disc Sw

10%

2054

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 3,000 Amperes For The Transfer Switch Supplying Emergency Power To Elevators, Lightings And Other Mechanical Equipment*

Transformers

Dry Type

100%

2047

* *

5

\$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Four 300, Four 225 And One 125 Kilovolt Ampere Transformers With 208/120 Volts Primary - 480 Volts Secondary Supply*

Switchgear / Switchboard

Fused Disc Sw

50%

2054

* *

5

\$600

Molded Case Bkrs

50%

2054

* *

5

\$3,400

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2054	**	1		
	Panelboards								
	Fused Disc Sw	10%			2050	**	5	\$600	
	Molded Case Bkrs	90%			2050	**	5	\$6,200	
	Wiring								
	Thermoplastic	100%			2054	**	1		
	Motor Controllers								
	Locally Mounted	20%			2047	**	5	\$400	
	Variable Frequency Drive	80%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$80,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Transfer Switch Room Basement								
	Explanation : Three Transfer Switch								
Lighting									
	Interior Lighting								
	Fluorescent	75%			2039	**	10	\$178,800	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2039	**	10	\$11,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Lobby								
	Fluorescent	20%			2039	**	10	\$47,700	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	50%			2039	**	1		
	Exit, LED	50%			2062	**	1		
	Exterior Lighting								
	Fluorescent	20%			2039	**	10	\$4,800	
	Compact Fluorescent Light, Extent : Light, Area Affected : 95%								
	Location : Roof								
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2074	**	5	\$1,200	
Alarm									

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

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

Alarm

Security System
Generic

100% 2039 * * 1 \$97,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Inside And Outside The Building
Explanation : Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$165,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Fire Alarm Panel 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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2054 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Provided From Adjacent Martin Luther King Building

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2047 * * 5 \$15,400

Distribution

Central Plant Steam
Piping/Pmp

100% 2054 * * 4 \$12,800
Leak Evident, Extent : Moderate, Area Affected : 100%
Location : Leaking Condensate, Vacuum Pump At Penthouse

Terminal Devices

Air Handler
Convactor/Radiator

80% 2042 * * 1 \$128,600
20% 2051 * * 1 \$16,800

Controls

Pneumatic

100% 2-4 \$2,630,700 2032 \$5,261,300
Malfunctioning, Extent : Moderate, Area Affected : 100%
Location : Building Management System Malfunctioning

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment

Interior Pkg Unit -
Cooling

1% 2035 \$43,100 2 \$200

Ext Pkg Unit -
Heating/Cooling

95% 2042 * * 2 \$15,100

No Component

4%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$338,300	
Heat Rejection									
	Dry Cooler	1%			2039	**	2	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Two 5 Ton Units Serve CAT Scan Units							
	No Component	99%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,000	
Exhaust Fans									
	Interior	80%			2042	**	2	\$6,400	
	Roof	20%			2042	**	2	\$1,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2060	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2060	**	4	\$38,600	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2042	**	4	\$5,500	
Sewage Ejector(s)									
	Compressed Air	100%			2060	**	4	\$3,900	
Backflow Preventer									
	Generic	100%			2042	**	1	\$15,900	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Two Units From Basement To 6th Floor, One Unit From Basement To 7th Floor, Two Units From 1st To 6th Floor							
		Explanation : 5 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2060	**	1-5	\$135,900	
Sprinkler									
	Generic	100%			2060	**	1-2	\$72,800	
Fire Pump									
	Generic	100%			2047	**	1	\$48,600	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 27-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$840,400	\$207,800
Interior Architecture		\$222,700
Electrical		\$1,762,300
Mechanical	\$121,900	\$3,499,200
Total	\$962,200	\$5,692,000
Importance Code A	\$840,400	\$207,800
Importance Code B	\$121,900	\$5,380,700
Importance Code C		\$103,600
Total	\$962,200	\$5,692,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$26,000		\$85,200	\$4,900
Interior Architecture	\$52,700	\$4,600		\$11,400
Electrical	\$39,900	\$19,900	\$23,100	\$22,100
Mechanical	\$56,300	\$62,000	\$63,400	\$72,700
Elevators/Escalators	\$36,000	\$36,000	\$36,000	\$36,000
Total	\$210,800	\$122,400	\$207,700	\$147,200
Importance Code A	\$30,800	\$3,000	\$88,500	\$7,900
Importance Code B	\$180,000	\$119,400	\$119,200	\$139,200
Importance Code C				
Total	\$210,800	\$122,400	\$207,700	\$147,200



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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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	* *	5	\$77,900	
Metal Panel	20%			2054	* *	5-10	\$178,600	
Stucco Cement	5%			2047	* *	5	\$16,200	
Window Wall	15%			2054	* *	5	\$73,100	
Windows								
Aluminum	95%			2050	* *	5	\$9,800	
Metal Louvers	5%			2043	* *	10	\$3,200	
Parapets								
Masonry: Brick Cavity	60%	0-2	\$9,700	LIFE	* *	5	\$4,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal Panel	5%	Now	\$700	2054	* *	5	\$700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
	Location : Roof At Penthouse							
Stucco Cement	30%	Now	\$7,500	2047	* *	5	\$3,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Interior Face							
No Component	5%							
Roof								
Modified Bitumen	100%	0-2	\$840,400	2044	* *			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Over 4th Floor							
	Seams Open/Split, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Soffits								
Cement - Fiber Panel	100%			2039	* *	10		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$59,900	
Ceramic Tile	5%			2043	* *	5	\$9,100	
Terrazzo	30%			LIFE	* *	5	\$42,800	
Vinyl Tile	50%			2039	* *	3	\$45,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	\$20,700	
Glass: Single Pane	2%			LIFE	* *	5	\$5,200	
Gypsum Board	50%			LIFE	* *	5	\$103,600	
Metal Panel	5%			LIFE	* *			
SGFT/Glazed Masonry	23%			LIFE	* *			

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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
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	

Interior

Ceilings

AcousTileSusp.Lay-In 65% 2-4 \$41,300 2047 * * 5 \$59,300

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

Location : Basement

Exposed Struc: Steel 20% LIFE * *

Gypsum Board 15% LIFE * * 5 \$34,200

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2044 * * 5 \$500

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

Location : Electrical Room Basement

Explanation : Two 2,000 Amperes, One 1,200 Amperes And One 1,600 Amperes For Main Building, Mechanical Equipment And Emergency Power Supply

Switchgear / Switchboard

Fused Disc Sw 10% 2044 * * 5 \$100

Molded Case Bkrs 90% 2044 * * 5 \$2,900

Raceway

Conduit 100% 2044 * * 1

Panelboards

Fused Disc Sw 10% 2042 * * 5 \$300

Molded Case Bkrs 90% 2042 * * 5 \$2,900

Wiring

Thermoplastic 100% 2044 * * 1

Motor Controllers

Locally Mounted 10% 2039 * * 5 \$100

Motor Control Center 90% 2039 * * 5 \$3,000

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$1,800

Stand-by Power

Transfer Switches

Automatic 100% 2039 * * 1 \$37,500

Generators

Diesel 100% 2037 * * 1 \$47,200

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

Location : Generator Room Penthouse

Explanation : One 300 Kilowatts

Batteries

Nickel Cadmium 100% 2027 \$2,600 5 \$27,200

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
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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2042	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Penthouse							
		Explanation : 60 Gallon Capacity							
	Main Tank	50%			2049	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	75%			2034	\$1,456,600	10	\$83,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2034	\$97,100	10	\$5,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	LED	20%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$39,300	1		
	Exit, Service	50%			2034	\$27,500	1		
	Exterior Lighting								
	HID	20%			2034	\$119,100	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$45,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$77,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells, Fire Alarm Panel 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

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
HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Asset # : 4366

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Plant Campus Steam / PRV	100%		2054	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Martin Luther King Building</i> <i>Explanation : Provided From Adjacent Martin Luther King Building, Dual Fuel Gasoline With Four 20,000 Gallon Tanks For No. 2 Fuel</i>							
	Conversion Equipment							
	Heat Exchanger, Plate & Frame	50%		2037	**	1	\$30,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils</i>							
	Pres. Reducing Valve/LP Steam	50%		2037	**	5	\$3,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Serves Steam Fed Coils And Heat Exchangers</i>							
	Distribution							
	Hot Wtr Piping/Pump	50%		2050	**	4	\$3,000	
	Central Plant Steam Piping/Pmp	50%		2054	**	4	\$3,000	
	Terminal Devices							
	Air Handler	50%		2039	**	1	\$37,700	
	Convactor/Radiator	40%		2047	**	1	\$15,800	
	Fan Coil Unit/Heat	10%		2039	**	1	\$3,900	
Air Conditioning								
	Energy Source							
	Electricity	100%		2050	**	1		
	Conversion Equipment							
	Centrifugal, Elec Chiller	90%		2037	**	1	\$118,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Penthouse</i> <i>Explanation : R-22</i>							
	Interior Pkg Unit - Cooling	10%		2035	\$201,900	2	\$700	
	Distribution							
	CW & CHW Wtr Pipe/Pump	100%		2044	**	4	\$9,000	
	Terminal Devices							
	Air Handler/Cool/Ht	90%		2034	\$2,229,100	1	\$67,900	
	Fan Coil - 4 Pipe	10%		2034	\$485,500	1	\$3,900	

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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
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2039	**	2	\$8,500	
	Dry Cooler	10%			2042	**	2	\$8,500	
	Water Cooling Tower	80%			2032	\$515,800	2	\$98,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 2 Cooling Towers									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
Exhaust Fans									
	Interior	90%			2039	**	2	\$3,400	
	Roof	10%			2039	**	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2054	**	4	\$12,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse									
Explanation : 2 Units Each With 250 Gallon Tanks									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	0-2	\$9,000	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 10%									
Location : Near Roof Area									
Sump Pump(s)									
	Submersible	100%			2027	\$3,900	4	\$3,900	
Sewage Ejector(s)									
	Electric	100%			2034	\$66,800	4	\$4,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 Duplex Sets									
Backflow Preventer									
	Generic	100%			2039	**	1	\$7,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Three Units From 1st To 4th Floor, One Unit From Basement To 4th Floor, One Unit From Basement To Penthouse									
Explanation : Five Units									

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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
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$63,800	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$34,200	
	Fire Pump								
	Generic	100%			2030	\$121,900	1	\$22,800	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$111,100	\$322,200
Interior Architecture	\$1,203,700	\$657,100
Electrical	\$221,400	\$822,100
Mechanical		\$11,062,700
Total	\$1,536,300	\$12,864,000
Importance Code A	\$111,100	\$322,200
Importance Code B	\$1,425,100	\$12,397,900
Importance Code C		\$143,900
Total	\$1,536,300	\$12,864,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,800	\$42,600	\$12,900	
Interior Architecture	\$46,700	\$15,100	\$32,600	
Electrical	\$51,200	\$54,700	\$50,800	\$43,700
Mechanical	\$92,800	\$171,800	\$137,100	\$139,600
Elevators/Escalators	\$47,500	\$47,500	\$47,500	\$47,500
Total	\$277,000	\$331,700	\$281,000	\$230,800
Importance Code A	\$53,400	\$57,800	\$27,500	\$14,600
Importance Code B	\$197,000	\$273,900	\$253,500	\$216,200
Importance Code C	\$26,700			
Total	\$277,000	\$331,700	\$281,000	\$230,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	2%			LIFE	**	5	\$2,600	
	Masonry: Brick Cavity	88%			LIFE	**	5	\$181,600	
	Window Wall	10%			2053	**	5	\$77,400	
Windows									
	Aluminum	95%			2049	**	5	\$25,900	
	Metal Louvers	5%			2042	**	10	\$8,500	
Parapets									
	Masonry: Brick Cavity	75%			LIFE	**	5	\$29,200	
	Metal Rail	20%			2046	**	5-10	\$140,600	
	Pre-Cast Concrete	5%	Now	\$16,600	LIFE	**	5	\$12,200	
Misaligned/Bulging, Extent : Light, Area Affected : 10%									
Location : Southeast Corner Of Building									
Roof									
	Single Ply Membrane	100%			2038	**	10	\$111,100	
Soffits									
	Metal Panel	30%			2053	**	5-10	\$14,500	
	Stucco Cement	70%	0-2	\$22,200	2046	**	5	\$6,100	
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Into Room 1-115d									
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$131,700	
	Ceramic Tile	10%			2042	**	5	\$40,200	
	Sheet Vinyl/Rubber	5%			2038	**	5	\$30,100	
	Traffic Topping	5%	0-2	\$200,600	2028	\$1,003,100	5	\$12,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Vinyl Tile	65%			2038	**	3	\$97,900	
Interior Walls									
	Ceramic Tile	10%			2042	**	5	\$53,300	
	Concrete Masonry Unit	20%			LIFE	**	5	\$42,600	
	Glass: Single Pane	5%			LIFE	**	5	\$20,000	
	Gypsum Board	45%			LIFE	**	5	\$143,900	
	Plaster	20%			LIFE	**	5	\$32,000	
Ceilings									
	AcousTileSusp.Lay-In	70%			2046	**	5	\$281,100	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$100,400	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2053	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2046	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%		2046	**

Parking/Driveway

Cast in Place Concrete	100%		2046	**

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2043	**	5	\$1,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 3,000 Ampere Main Disconnect Switch*

Transformers

Dry Type

	100%		2038	**	5	\$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1,000 And Two 500 Kilovolts Amperes*

Switchgear / Switchboard

Fused Disc Sw	70%		2043	**	5	\$800

Fused Disc Sw	30%		2053	**	5	\$300

Raceway

Conduit	70%		2043	**	1	

Conduit	30%		2053	**	1	

Panelboards

Fused Disc Sw	10%		2041	**	5	\$600

Molded Case Bkrs	30%		2041	**	5	\$2,100

Molded Case Bkrs	60%		2049	**	5	\$4,200

Wiring

Thermoplastic	30%		2053	**	1	

Thermoplastic	70%		2043	**	1	

Motor Controllers

Locally Mounted	30%		2038	**	5	\$500

Variable Frequency Drive	70%		2046	**		

Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$3,900

Stand-by Power

Transfer Switches

Automatic	100%		2046	**	1	\$82,500

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2042	* *	1	\$103,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Roof									
Explanation : One 1,250 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$9,900	
Fuel Storage									
	Day Tank	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Roof									
Explanation : One 275 Gallon Capacity									
	Main Tank	50%			2061	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 20,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	10%			2033	\$427,400	10	\$24,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	Fluorescent	70%			2038	* *	10	\$172,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2038	* *	10	\$24,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	Fluorescent	10%			2038	* *	10	\$24,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
Egress Lighting									
	Emergency, Service	50%			2038	* *	1		
	Exit, Battery	50%			2038	* *	10	\$9,100	
Exterior Lighting									
	HID	10%			2033	\$131,100	10	\$100	
	LED	10%			2038	* *			
	No Component	80%							

Alarm

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

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

Alarm

Security System

Generic

50%

2038

* *

1

\$50,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

Generic

50%

2033

\$263,600

1

\$50,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$165,300

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

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Hot Water Boiler

75%

2046

* *

1

\$99,500

*Other Observation, Extent : N/A, Area Affected : 75%**Location : Penthouse**Explanation : 2 Units*

Hot Water Boiler

15%

2046

* *

1

\$19,900

*Other Observation, Extent : Light, Area Affected : 25%**Location : Penthouse**Explanation : 1 Unit*

Steam Boiler

10%

2046

* *

1

\$26,600

*Other Observation, Extent : Light, Area Affected : 20%**Location : Penthouse**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$13,200

Terminal Devices

Air Handler

40%

2038

* *

1

\$66,400

Air Handler

40%

2033

\$2,114,300

1

\$66,400

Fan Coil Unit/Heat

20%

2038

* *

1

\$17,300

Air Conditioning

Energy Source

Electricity

40%

2049

* *

1

Natural Gas

60%

2053

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	60%			2033	\$4,632,600	1	\$174,200	
		Other Observation, Extent : N/A, Area Affected : 60%							
		Location : Penthouse							
		Explanation : 2 Units							
	Reciprocating Compr/Chiller	40%			2038	**	1	\$49,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 2 Set Of Multistacks, Penthouse							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$13,200	
Terminal Devices									
	Air Handler/Cool/Ht	50%			2038	**	1	\$82,900	
	Air Handler/Cool/Ht	50%			2033	\$2,725,000	1	\$82,900	
Heat Rejection									
	Air Cooled Condenser Unit	40%			2038	**	2	\$74,700	
	Water Cooling Tower	60%			2034	\$851,200	2	\$162,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,600	
Exhaust Fans									
	Interior	80%			2038	**	2	\$6,600	
	Roof	20%			2038	**	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$71,500	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Penthouse							
		Explanation : 4 Units, No Capacities							
HW Heat Exchanger									
	HTHW/HW	100%			2053	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Upper Penthouse							
		Explanation : 4 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2038	**	4	\$5,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	50%			2033	\$73,500	4	\$5,300	
	Electric	50%			2033	\$73,500	4	\$5,300	
	Backflow Preventer								
	Generic	100%			2033	\$125,400	1	\$16,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Two Units From Basement To 7th Floor. Four Units From Basement To 7th Floor							
		Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$135,200	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$75,100	
	Fire Pump								
	Generic	100%			2036	\$268,200	1	\$50,100	
	Chemical System								
	Generic	100%			2031	\$60,900	1-10	\$29,000	

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

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

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$119,400	\$731,000
Interior Architecture		\$342,600
Electrical	\$99,000	
Mechanical		\$60,900
Total	\$218,400	\$1,134,500
Importance Code A	\$119,400	\$731,000
Importance Code B	\$99,000	\$278,600
Importance Code C		\$124,800
Total	\$218,400	\$1,134,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$51,600	\$12,500	
Interior Architecture	\$27,400	\$6,300	\$16,400	
Electrical	\$27,000	\$27,900	\$26,300	\$22,000
Mechanical	\$42,900	\$77,600	\$62,500	\$62,700
Site Pavements	\$9,200			
Elevators/Escalators	\$38,400	\$38,400	\$38,400	\$38,400
Total	\$145,000	\$201,900	\$156,100	\$123,100
Importance Code A	\$7,300	\$59,300	\$19,800	\$7,300
Importance Code B	\$120,300	\$142,600	\$136,200	\$115,700
Importance Code C	\$17,300			
Total	\$145,000	\$201,900	\$156,100	\$123,100



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
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Asset # : 14737

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,700	
	Metal Panel	35%			2053	**	5-10	\$437,900	
	Pre-Cast Concrete	50%			LIFE	**	5	\$295,700	
	Window Wall	10%			2053	**	5	\$68,200	
Windows									
	Aluminum	90%			2049	**	5	\$24,900	
	Metal Louvers	10%			2042	**	10	\$17,300	
Parapets									
	Metal Panel	30%			2053	**	5	\$15,800	
	Metal Rail	10%			2053	**	5-10	\$24,500	
	Pre-Cast Concrete	60%			LIFE	**	5	\$51,200	
Roof									
	Single Ply Membrane	100%			2041	**	10	\$65,600	
Soffits									
	Stucco Cement	30%			2046	**	5		
	Wood	70%			2046	**	5		
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$66,300	
	Ceramic Tile	10%			2042	**	5	\$20,200	
	Traffic Topping	5%			2038	**	5	\$12,600	
	Vinyl Tile	55%			2038	**	3	\$41,700	
	Vinyl Tile	10%			2038	**	3	\$7,600	
	Wood	5%			2061	**	5	\$18,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor									
Explanation : This Component Is Actually Laminated Wood Flooring									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	10%			2042	**	5	\$34,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$27,700	
	Glass: Single Pane	5%			LIFE	**	5	\$13,000	
	Gypsum Board	60%			LIFE	**	5	\$124,800	
Ceilings									
	AcousTileSusp.Lay-In	75%			2046	**	5	\$151,500	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$3,200	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$25,200	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2053	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$9,200	2046	**			
Tripping Hazard, Extent : Moderate, Area Affected : 2%									
Location : 122nd Street Near Tree									

Note : 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
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Asset # : 14737

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2046	**		

Parking/Driveway

Cast in Place Concrete	100%			2046	**		

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	**	5	\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 4,000 Ampere And One 3,000 Ampere Main Disconnect Switches*

Transformers

Dry Type

Dry Type	100%			2046	**	5	\$500

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

Switchgear / Switchboard

Fused Disc Sw	100%			2053	**	5	\$600

Raceway

Conduit	100%			2053	**	1	

Panelboards

Fused Disc Sw	10%			2049	**	5	\$300

Molded Case Bkrs	90%			2049	**	5	\$3,200

Wiring

Thermoplastic	100%			2053	**	1	

Motor Controllers

Locally Mounted	30%			2046	**	5	\$300

Variable Frequency	70%			2046	**		

Drive

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,000

Stand-by Power

Transfer Switches

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

Generators

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

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

Batteries

Lead/Acid	100%			2027		5	\$5,000

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

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

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

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
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Asset # : 14737

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$83,200

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

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Hot Water Boiler

90%

2046

* *

1

\$60,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 3 Units. Two For Heating, One For Both Heating And Domestic Hot Water. Three Heat Exchangers*

Steam Boiler

10%

2046

* *

1

\$13,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$6,700

Terminal Devices

Air Handler

80%

2038

* *

1

\$66,800

Fan Coil Unit/Heat

20%

2038

* *

1

\$8,700

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Reciprocating

Compr/Chiller

100%

2038

* *

1

\$62,600

*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Multistacks Sets, Penthouse*

Distribution

CW & CHW Wtr

100%

2053

* *

4

\$6,700

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2038

* *

1

\$83,500

Heat Rejection

Air Cooled Condenser

100%

2038

* *

2

\$94,000

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$75,300

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	85%			2038	**	2	\$3,500	
	Roof	15%			2038	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,900	2		
	HW Heat Exchanger								
	HTHW/HW	100%			2053	**			
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$5,400	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$8,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 90% Location : Two Units From 1st To 5th Floor; One Unit From Cellar To 6th Floor And Penthouse, One Unit From Cellar To 6th Floor Explanation : 4 Units							
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10% Location : One Unit From Cellar To 1st Floor Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$68,000	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$37,800	
	Fire Pump								
	Generic	100%			2042	**	1	\$25,200	
	Chemical System								
	Generic	100%			2031	\$60,900	1-10	\$29,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Elevator Machine Room, Kitchen Hood Explanation : Fm-200 For Elevator Machine Room, Chemical System R-102 For Kitchen Hood							

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$13,700	\$4,800		
Interior Architecture	\$10,600	\$300	\$800	
Electrical	\$1,200	\$3,100	\$1,700	\$1,200
Mechanical	\$1,200	\$1,200	\$2,200	\$1,200
Site Enclosure	\$13,300			
Site Pavements	\$1,300			
Total	\$41,300	\$9,300	\$4,700	\$2,400
Importance Code A	\$14,400	\$5,500	\$700	\$700
Importance Code B	\$10,100	\$3,900	\$4,000	\$1,700
Importance Code C	\$16,800			
Total	\$41,300	\$9,300	\$4,700	\$2,400



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

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

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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
IDA G. ISRAEL COMM HEALTH CENTER
Asset # : 14935

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046		* *			

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$1,300	2046		* *			

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

Location : Stairs

Parking/Driveway

Asphalt	95%			2042		* *			

Cast in Place Concrete	5%			2046		* *			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053		* *	5	\$100	

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.

Switchgear / Switchboard

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

Raceway

Conduit	100%			2053		* *	1		

Panelboards

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

Wiring

Thermoplastic	100%			2053		* *	1		

Motor Controllers

Locally Mounted	100%			2046		* *	5	\$100	

Ground

Grounding Devices

Not Accessible	100%								

Lighting

Interior Lighting

LED	100%			2038		* *			

Egress Lighting

Emergency, Battery	50%			2038		* *	10	\$1,600	

Exit, LED	50%			2061		* *	1		

Exterior Lighting

HID	30%			2038		* *	10		

No Component	70%								

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System
Generic

100% 2038 * * 1 \$5,000
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2038 * * 1-3 \$8,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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

Heating

Energy Source
Natural Gas

100% 2059 * * 1

Conversion Equipment
Furnace

100% 2038 * * 1 \$6,600
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 5 Rooftop Package Units

Air Conditioning

Energy Source
Electricity

100% 2055 * * 1

Conversion Equipment
Ext Pkg Unit -
Heating/Cooling

100% 2038 * * 2 \$800
R-410a Refrigerant, Extent : Light, Area Affected : 100%
Location : 5 Units, Roof

Distribution
Not Accessible

100%

Ventilation

Distribution
Ductwork/Diffusers

100% LIFE * * 2-5 \$7,400

Exhaust Fans
Roof

100% 2038 * * 2 \$400

Plumbing

H/C Water Piping
Brass/Copper

100% 2053 * * 1

Water Heater With Tanks
Not Accessible

100%
Other Observation, Extent : N/A, Area Affected : 0%
Location : Ceiling
Explanation : Multiple Electric 10 Gallon Units. Not Accessible

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
IDA G. ISRAEL COMM HEALTH CENTER
Asset # : 14935

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$312,400	\$94,900
Interior Architecture		\$266,400
Electrical	\$120,900	
Mechanical	\$990,600	\$12,256,600
Total	\$1,423,900	\$12,617,900
Importance Code A	\$312,400	\$389,100
Importance Code B	\$1,111,500	\$12,096,700
Importance Code C		\$132,100
Total	\$1,423,900	\$12,617,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$83,300		
Interior Architecture	\$12,000		\$18,500	
Electrical	\$26,500	\$23,700	\$25,600	\$21,500
Mechanical	\$68,300	\$52,500	\$82,400	\$35,300
Site Pavements	\$23,300			
Elevators/Escalators	\$22,300	\$22,300	\$22,300	\$22,300
Total	\$152,400	\$181,900	\$148,800	\$79,100
Importance Code A		\$83,600		
Importance Code B	\$122,000	\$98,300	\$148,800	\$79,100
Importance Code C	\$30,400			
Total	\$152,400	\$181,900	\$148,800	\$79,100



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 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
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$35,400	
Masonry: Granite	5%			LIFE	**	5	\$3,800	
Masonry: Limestone	5%			LIFE	**	5	\$3,800	
Metal/Glass Curt Wall	50%	2-4	\$312,400	LIFE	**	5	\$94,900	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Atrium Roof Glazing - leaking From 4 Panels								
Metal Panel	5%			2053	**	5-10	\$34,800	
Windows								
Metal Louvers	100%			2042	**	10	\$9,000	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$6,500	
Masonry: Brick	15%			LIFE	**	5	\$1,400	
Masonry: Limestone	20%			LIFE	**	5	\$2,400	
Metal Rail	5%			2046	**	5-10	\$8,700	
Roof								
IRMA/Protected Membrane	35%			2038	**	10	\$20,900	
Single Ply Membrane	65%			2038	**	10	\$38,900	
Soffits								
Metal Panel	50%			2053	**	5-10	\$51,400	
Stucco Cement	50%			2046	**	5	\$18,700	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Main Entrance								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,100	
Ceramic Tile	5%			2042	**	5	\$9,900	
Terrazzo	10%			LIFE	**	5	\$15,400	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Atrium								
Vinyl Tile	75%			2038	**	3	\$55,500	
Worn/Erode, Extent : Light, Area Affected : 2%								
Location : Basement Floor								
Interior Walls								
Cast in Place Concrete	7%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$14,200	
Concrete Masonry Unit	8%			LIFE	**	5	\$9,100	
Glass: Single Pane	30%			LIFE	**	5	\$63,900	
Gypsum Board	40%			LIFE	**	5	\$68,200	
Travertine Panels	10%			LIFE	**			

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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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	35%			2046	**	5	\$75,200	
				Staining/Discoloring, Extent : Light, Area Affected : 2%					
				Location : Basement					
	Gypsum Board	50%			LIFE	**	5	\$134,300	
	Metal Panel	15%			LIFE	**	5	\$40,300	
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$23,300	2046	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Parking/Driveway								
	Asphalt	100%			2042	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2053	**	5	\$600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : Two 2,000 Ampere Main Disconnect Switches					
	Transformers								
	Dry Type	100%			2046	**	5	\$500	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : Two 112.5 And Two 225 Kilovolt-ampere					
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2053	**	5	\$600	
	Raceway								
	Conduit	100%			2053	**	1		
	Panelboards								
	Fused Disc Sw	10%			2049	**	5	\$300	
	Molded Case Bkrs	90%			2049	**	5	\$3,100	
	Wiring								
	Thermoplastic	100%			2053	**	1		
	Motor Controllers								
	Locally Mounted	30%			2046	**	5	\$300	
	Motor Control Center	70%			2046	**	5	\$2,500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2046	**	1	\$40,500	

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

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

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2043	**	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Campus Steam From Adjacent Building 1.						
Conversion Equipment									
	Heat Exchanger, Shell & Tube	50%			2036	\$294,300			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Sub-basement						
			Explanation : Provides Hot Water Radiators, Reheat Coils And Unit Heaters						
	Pres. Reducing Valve/LP Steam	50%			2036	\$41,500	5	\$3,900	
Distribution									
	Hot Wtr Piping/Pump	100%			2041	**	4	\$6,500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Building 1 Basement						
			Explanation : Service Provided From Building 1						
Terminal Devices									
	Air Handler	50%			2033	\$1,298,200	1	\$40,700	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Fifth Floor Mechanical Room						
			Explanation : See Air Conditioning						
	Fan Coil Unit/Heat	50%			2033	\$1,710,400	1	\$21,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Reheat System						
Controls									
	Digital	25%			2028	\$990,600			
	Pneumatic	75%			2031	\$1,999,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2036	\$2,672,400	1	\$135,500	
			R-134a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 2 Units In Chiller Room In Basement						
	Split Unit	5%			2033	\$163,800			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$9,700	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2033	\$2,677,100	1	\$81,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	100%			2031	\$696,900	2	\$132,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Located On Roof Of Adjacent Building 1									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$73,500	
Exhaust Fans									
	Interior	100%			2033	\$611,900	2	\$4,000	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	* *	1		
HW Heat Exchanger									
	HTHW/HW	100%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units With 750 Gallon Storage. Pumps Located In Building 1.									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2033	\$27,600	4	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Duplex Unit									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor To 4th Floor									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2053	* *	1-5	\$66,400	
Sprinkler									
	Generic	100%			2053	* *	1-2	\$36,900	
Fire Pump									
	Generic	100%			2036	\$131,700	1	\$24,600	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,871,300	\$867,300
Interior Architecture	\$758,700	
Electrical		\$84,400
Mechanical	\$553,800	\$412,400
Site Pavements	\$61,100	
Total	\$4,244,900	\$1,364,100
Importance Code A	\$2,871,300	\$867,300
Importance Code B	\$1,312,400	\$496,800
Importance Code C	\$61,100	
Total	\$4,244,900	\$1,364,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$53,800			
Interior Architecture	\$160,600		\$1,100	\$12,900
Electrical	\$18,300	\$32,300	\$1,600	\$1,400
Mechanical	\$6,300	\$1,900	\$28,700	\$1,800
Site Pavements	\$21,900			
Total	\$260,900	\$34,200	\$31,400	\$16,100
Importance Code A	\$53,800	\$200	\$24,900	
Importance Code B	\$176,300	\$34,100	\$6,500	\$16,100
Importance Code C	\$30,800			
Total	\$260,900	\$34,200	\$31,400	\$16,100



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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Glazed Ceramic Panel	5%			LIFE	* *	5	\$13,000	
	Masonry: Brick	80%	Now	\$1,534,100	LIFE	* *	5	\$44,500	
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Stage Wall								
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Rotunda Wall At Flat Roof Level								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stage Wall								
	Masonry: Limestone	10%	Now	\$229,300	LIFE	* *	5	\$4,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Front Facade								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Front Facade								
	Worn/Erode, Extent : Moderate, Area Affected : 5%								
	Location : Front Facade								
	Window Wall	5%	Now	\$8,800	2053	* *	5	\$5,200	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : Main Entrance								
Windows									
	Aluminum	100%			2041	* *	5	\$1,700	
Parapets									
	Masonry: Brick	65%	Now	\$107,500	LIFE	* *	5	\$4,100	1
	Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%								
	Location : Flat Roof Parapet								
	Spalling, Extent : Light, Area Affected : 10%								
	Location : Flat Roof Parapet								
	Metal Rail	10%	0-2	\$2,200	2046	* *	5	\$4,400	
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Flat Roof Area.								
	Explanation : Rail Was Separated At Solid Corner Joint.								
	Pre-Cast Concrete	25%	Now	\$6,600	LIFE	* *	5	\$9,800	1
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Copings At Flat Roof								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Coping Joints At Flat Roof								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	94%	Now	\$520,400	2033	\$867,300			
	Debris Present, Extent : Light, Area Affected : 10%							
	Location : Flat Roof Area							
	Drains Clogged, Extent : Light, Area Affected : 20%							
	Location : Curved Flat Roof.							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Auditorium, Mechanical Room							
Skylight, Metal/Glass	6%	Now	\$379,600	2043	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Lantern Located On Flat Roof							
	Glazing Clouded, Extent : Severe, Area Affected : 100%							
	Location : Lantern Located On Flat Roof							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Lantern Located On Flat Roof							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Lantern Located On Flat Roof							
	Explanation : Glazing Joints Missing/ Cracked							
Soffits								
Cast in Place Concrete	75%	Now	\$100,400	LIFE	* *	5	\$20,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Main Entrance							
	Paint Peeling, Extent : Light, Area Affected : 15%							
	Location : Main Entrance							
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Main Entrance							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : Adjacent To Main Entry							
	Explanation : Temporary Supports Added At Structurally Failing Soffits And Overhangs.							
	Support Have Moved From Settlement And The Condition Is At Risk Of Concrete Falling To Grade							
Masonry: Limestone	25%	Now	\$36,100	LIFE	* *	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Main Entrance							
	Explanation : Being Supported By Wood Bracing							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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
Interior									
Floors									
	Carpet	45%	Now	\$95,500	2032	\$477,400	3	\$38,700	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : At Front Of Stage							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Auditorium - Ongoing Water Penetration From Roof Above							
	Cast in Place Concrete	5%	0-2	\$12,800	LIFE	**	5	\$6,300	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%			2042	**	5	\$2,900	
	Terrazzo	15%	2-4	\$42,100	LIFE	**	5	\$6,700	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Worn/Erode, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
	Vinyl Tile	15%			2038	**	3	\$3,200	
	Wood	15%	Now	\$107,300	2061	**	5	\$8,100	
		Deflection Evident, Extent : Moderate, Area Affected : 20%							
		Location : At Locations Of Past Water Leaks From Roofs							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : At Various Locations Of Water Leakage From Roof Above							
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,300	
	Glass: Single Pane	5%			LIFE	**	5	\$1,500	
	Masonry: Brick	55%			LIFE	**			
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Auditorium							
	Mosaic Tile	2%			LIFE	**			
	Plaster	18%	Now	\$8,900	LIFE	**	5	\$2,100	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Mens Dressing Room							
	Wood	5%			LIFE	**	5	\$7,700	
Ceilings									
	Exposed Struc: Concrete	20%	Now	\$359,500	LIFE	**	5	\$1,800	
		Paint Peeling, Extent : Moderate, Area Affected : 5%							
		Location : Breezeway/ Entry Overhang And Various Locations							
	Plaster	80%	Now	\$291,900	LIFE	**	5	\$28,600	
		Loose/Delam Surface, Extent : Light, Area Affected : 20%							
		Location : Back To Middle Ceiling Area							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : At Various Locations Of Past Water Penetration							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2053		* *		
	Free Standing Walls								
	Concrete Masonry Unit	100%			2053		* *		
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$21,900	2046		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout - Exterior Patio								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Parking/Driveway								
	Asphalt	100%	Now	\$61,100	2042		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : At Rear								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Potholes, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Rear Near Landing Pad								
	Explanation : Loose Steel Plate Over Excavation.								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2033	\$45,400	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Electrical Closet							
		Explanation : One 400 Ampere Main Disconnect Switch Fed From Building 4							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2033	\$45,400	5	\$300	
	Raceway								
	Conduit	100%			2033	\$38,600	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	\$20,900	5	\$300	
	Wiring								
	Braided Cloth	40%	2-4	\$13,900	2058	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	60%			2033	\$20,900	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	80%			2031	\$40,000	5	\$100	
	Variable Frequency Drive	20%			2038	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2038	* *	1	\$3,500	
	Generators								
	Diesel	100%			2036	\$84,400	1	\$4,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Generator Room								
	Explanation : One 250 Kilowatts - Not In Use								
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$400	
Fuel Storage									
	Day Tank	100%			2041	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation : One 200 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2038	* *	10	\$1,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Fluorescent	10%			2028	\$13,300	10	\$1,000	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	80%			2038	* *			
Egress Lighting									
	Emergency, Service	45%			2033	\$3,300	1		
	Emergency, Service	10%			2038	* *	1		
	Emergency, Battery	5%			2033	\$1,000	10	\$100	
	Exit, Service	30%			2028	\$1,200	1		
	Exit, Service	10%			2038	* *	1		
Exterior Lighting									
	HID	25%			2028	\$13,900	10		
	No Component	75%							
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$7,000	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2033	\$1,700	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Service Provided From Building 4							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	40%			2029	\$20,400			
	Pres. Reducing Valve/LP Steam	60%			2029	\$4,300	5	\$400	
Distribution									
	Hot Wtr Piping/Pump	40%			2032	\$10,400	4	\$300	
	Central Plant Steam Piping/Pmp	60%			2033	\$201,400	4	\$300	
Terminal Devices									
	Air Handler	23%	0-2	\$51,700	2043	* *	1	\$1,500	
		On Extended Life, Extent : Severe, Area Affected : 100% Location : 1st Floor Other Observation, Extent : N/A, Area Affected : 100% Location : Above First Floor Ceiling Explanation : Serves Lobby.							
	Air Handler	37%			2038	* *	1	\$2,600	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Mechanical Room Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Room Explanation : Serves Auditorium.							
	Convactor/Radiator	40%			2031	\$39,000	1	\$1,500	
Controls									
	Digital	25%			2028	\$85,700			
	Pneumatic	75%			2027	\$173,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2029	\$243,400	1	\$12,300	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Outdoors Explanation : Packaged Air Cooled Chiller							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2033	\$19,300	4	\$600	

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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
Air Conditioning									
	Terminal Devices								
	No Component	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Location Observed							
		Explanation : See Under Heating							
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Location Observed							
		Explanation : See Under Heating							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,400	
	Exhaust Fans								
	Interior	80%			2033	\$42,400	2	\$300	
	Roof	20%	Now	\$4,600	2043	* *	2	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$153,300	1		
	HW Heat Exchanger								
	Steam Fired	100%			2033	\$57,700	4	\$1,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$11,624,000	\$777,800
Interior Architecture	\$10,535,100	\$21,457,400
Electrical	\$2,642,400	\$14,614,300
Mechanical	\$31,934,400	\$34,268,200
Site Pavements	\$206,100	\$1,030,400
Total	\$56,942,000	\$72,148,100
Importance Code A	\$11,853,000	\$2,601,800
Importance Code B	\$43,219,600	\$68,284,700
Importance Code C	\$1,869,400	\$1,261,700
Total	\$56,942,000	\$72,148,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$40,500			
Interior Architecture	\$67,400			\$102,000
Electrical	\$185,900	\$158,900	\$118,700	\$131,500
Mechanical	\$264,600	\$170,100	\$391,400	\$148,700
Site Enclosure	\$22,000			
Site Pavements	\$19,800			
Elevators/Escalators	\$96,000	\$96,000	\$96,000	\$96,000
Total	\$696,100	\$425,000	\$606,100	\$478,200
Importance Code A	\$40,500	\$1,600	\$10,800	
Importance Code B	\$584,200	\$423,400	\$595,300	\$478,200
Importance Code C	\$71,500			
Total	\$696,100	\$425,000	\$606,100	\$478,200



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	93%	Now	\$8,561,400	LIFE	* *	5	\$496,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Diagonal Cracks, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Explanation : Lintel Erosion Is From Window Air Conditioning Unit Condensation.							
	Masonry: Granite	5%			LIFE	* *	5	\$20,000	
	Metal Panel	2%	0-2	\$14,800	2053	* *	5	\$20,000	
		Deformed/Dented, Extent : Light, Area Affected : 2%							
		Location : Rear Entrance							
	Windows								
	Aluminum	100%			2041	* *	5	\$281,300	
	Parapets								
	Masonry: Brick	85%	Now	\$1,174,000	LIFE	* *	5	\$44,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$67,600	LIFE	* *	5	\$6,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : 12th Floor Roof Parapet							
		Staining/Discoloring, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Metal: Cage/Fence	5%			2046	* *	5-10	\$20,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	15%	0-2	\$109,000	2038		* *		
	Drains Clogged, Extent : Moderate, Area Affected : 10% Location : Throughout Loose/Delam Surface, Extent : Moderate, Area Affected : 10% Location : Throughout							
Modified Bitumen	85%	Now	\$1,712,100	2041		* *		1
	Blisters, Extent : Moderate, Area Affected : 5% Location : Above 14th Floor Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : 12th Floor Roof Drains Clogged, Extent : Moderate, Area Affected : 10% Location : Throughout Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% Location : 12th Floor Roof Ponding, Extent : Moderate, Area Affected : 10% Location : Throughout Water Penetration, Extent : Severe, Area Affected : 25% Location : 1st Floor- North East Corner; 4th Floor; 5th Floor; 6th Floor- North East Corner 8th Floor; 9th Floor Other Observation, Extent : Moderate, Area Affected : 25% Location : Sagging And Compression Deflection Explanation : Compressive Failure							
Soffits								
Cast in Place Concrete	75%	0-2	\$17,300	LIFE		* *	5	\$27,900
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout							
Stucco Cement	25%	Now	\$8,400	2038		* *	5	\$2,300
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Emergency Entrance							

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
Interior Floors									
	Cast in Place Concrete	10%	Now	\$968,600	LIFE	* *	5	\$237,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Sub-basement							
		Paint Peeling, Extent : Severe, Area Affected : 10%							
		Location : Sub-basement							
	Ceramic Tile	5%	2-4	\$64,200	2042	* *	5	\$27,200	
		Worn/Erode, Extent : Light, Area Affected : 10%							
		Location : Throughout Toilets							
	Quarry Tile	5%	0-2	\$83,800	2046	* *	5	\$40,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Kitchen							
	Terrazzo	5%	2-4	\$106,500	LIFE	* *	5	\$42,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Various Locations							
	Vinyl Tile	65%	Now	\$4,089,400	2033	\$20,447,200	3	\$265,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Uneven Substrate, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor							
	Vinyl Tile 9" X 9"	10%	0-2	\$1,821,400	2038	* *	3	\$40,800	
		Worn/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							

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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
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$94,400	LIFE		* *		
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Sub- Basement Foundation								
Efflorescence, Extent : Moderate, Area Affected : 2%								
Location : Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Sub- Basement								
Ceramic Tile	5%			2042		* *	5	\$59,300
Concrete Masonry Unit	5%			LIFE		* *	5	\$23,700
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Mechanical Rooms								
Gypsum Board	10%	2-4	\$173,800	LIFE		* *	5	\$71,200
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%			LIFE		* *		
Plaster	45%			LIFE		* *	5	\$160,100
SGFT/Glazed Masonry	25%	2-4	\$1,395,200	LIFE		* *		
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : At Window Sills And Jambs - Throughout								

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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
Interior									
Ceilings									
	AcousTileSusp.Lay-In	8%	Now	\$151,500	2038	* *	5	\$43,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
	AcousTileSusp.Lay-In	37%			2053	* *	5	\$402,400	
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$17,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Basement And Sub-basement Levels.							
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Throughout Mechanical Rooms							
		Patching Evident, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Basement And Sub-basement.							
	Metal Panel	5%	Now	\$37,700	LIFE	* *	5	\$68,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 75%							
		Location : Emergency Generator Room.							
	Plaster	40%	Now	\$1,385,300	LIFE	* *	5	\$271,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Patching Evident, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Site Enclosure									
Free Standing Walls									
	Masonry: Brick	50%	Now	\$22,000	2053	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Fieldstone	50%			2053	* *			
Retaining Walls									
	Cast in Place Concrete	50%			2068	* *			
	Masonry: Brick	50%			2053	* *			
Site Pavements									
On-Site Walkways									
	Asphalt	15%			2036	\$22,100			
	Cast in Place Concrete	85%	Now	\$19,800	2046	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$206,100 2036 \$1,030,400

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout**Ponding, Extent : Light, Area Affected : 10%**Location : Throughout**Potholes, Extent : Light, Area Affected : 5%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2033 \$201,300 5 \$3,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Three 4,000 Ampere And Six 3,000 Ampere Main Disconnect Switches For a,b,c,d Services*

Transformers

Dry Type

100% 2031 \$28,000 5 \$2,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : Two 550 Kilovolt-ampere, Two 300 Kilovolt-ampere, One 225 Kilovolt-ampere And 112.5 Kilovolt-ampere*

Switchgear / Switchboard

Fused Disc Sw

50% 2033 \$442,500 5 \$1,600

Molded Case Bkrs

50% 2033 \$442,500 5 \$9,700

Raceway

Conduit

90% 2033 \$860,700 1

Conduit

10% 2053 * * 1

Panelboards

Fused Disc Sw

5% 2049 * * 5 \$800

Fused Disc Sw

10% 2032 \$100,300 5 \$1,700

Molded Case Bkrs

5% 2049 * * 5 \$1,000

Molded Case Bkrs

80% 2032 \$802,400 5 \$15,500

Wiring

Braided Cloth

60% 2-4 \$854,100 2058 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement, 1st Floor To Penthouse*

Thermoplastic

35% 2033 \$498,200 1

Thermoplastic

5% 2053 * * 1

Motor Controllers

Locally Mounted

20% 2031 5 \$1,000

Motor Control Center

80% 2031 \$1,463,000 5 \$16,100

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$10,800	
Stand-by Power									
	Transfer Switches								
	Automatic	40%			2046	* *	1	\$90,700	
	Automatic	50%			2031	\$54,700	1	\$113,400	
	Manual	10%			2033		5	\$300	
Generators									
	Diesel	50%	Now	\$43,800	2029	\$876,000	1	\$128,400	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Basement, Exhaust Manifold							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : Two 1250 Kilowatts							
	Diesel	50%			2042	* *	1	\$142,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : Two 1000 Kilowatts							
Batteries									
	Lead/Acid	50%			2027	\$1,300	5	\$13,700	
	Lead/Acid	50%			2027	\$1,300	5	\$13,700	
Fuel Storage									
	Day Tank	15%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : Two 275 Gallons							
	Day Tank	15%			2032	\$4,000	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : Two 227 Gallons							
	Main Tank	70%			2036	\$56,300	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fuel Storage Room Basement							
		Explanation : Two 10,000 Gallons							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	25%			2033	\$2,893,800	10	\$166,600	
		Motion Sensors in Use, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : From Basement To The 14th Floor								
	Fluorescent	25%			2033	\$2,893,800	10	\$166,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout								
	Fluorescent	5%			2038	* *	10	\$33,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Front Desk And Elevator Lobby From 1st To 14th Floor								
	LED	45%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Throughout							
	Explanation : Occupancy Sensors Observed								
	Egress Lighting								
	Emergency, Service	20%			2028	\$93,700	1		
	Emergency, Service	40%			2038	* *	1		
	Exit, LED	5%			2061	* *	1		
	Exit, Service	30%			2028	\$98,400	1		
	Exit, Service	5%			2038	* *	1		
Exterior Lighting									
HID	20%			2028	\$720,100	10	\$500		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Controlled Via Photocell								
LED	10%			2038	* *				
	No Component	70%							
Lightning Protection									
Arresters/Cabling	Generic	100%			2036	\$132,300	5	\$3,100	
Alarm									
Security System	Generic	100%			2033	\$1,448,600	1	\$275,300	
Fire/Smoke Detection	Generic, Digital	100%			2033	\$1,990,500	1-3	\$467,900	

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

Heating

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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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Steam Provided From Adjacent Building 6							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	25%			2036	\$811,300			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Provides Hot Water For Building 6							
	Heat Exchanger, Shell & Tube	25%			2036	\$811,300			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Provides For Building 1 Heating And Domestic Water							
	Pres. Reducing Valve/LP Steam	50%			2029	\$229,000	5	\$21,600	
Distribution									
	Hot Wtr Piping/Pump	31%	0-2	\$515,700	2032	\$515,700	4	\$11,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Leaks Reported From Radiator Piping In Walls.							
	Central Plant Steam Piping/Pmp	69%	0-2	\$1,476,100	2033	\$14,761,400	4	\$24,700	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Piping In Sub-basement							
Terminal Devices									
	Air Handler	25%			2033	\$3,579,200	1	\$112,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : See Air Conditioning							
	Convactor/Radiator	30%			2031	\$1,866,300	1	\$70,400	
	Fan Coil Unit/Heat	20%			2028	\$3,772,500	1	\$46,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces							
	No Component	25%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : See Air Conditioning							
Controls									
	Electrical	25%			2027	\$1,072,500			
	Pneumatic	75%			2027	\$11,185,300			
Air Conditioning									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	80%			2049	**	1		
	Steam/HW System	20%			2043	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	20%			2029	\$4,937,100	1	\$157,300	
		<i>R-134a Refrigerant, Extent : Moderate, Area Affected : 100%</i> <i>Location : Penthouse Mechanical Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Penthouse Mechanical Room</i> <i>Explanation : 2 Absorption Chillers</i>							
	Centrifugal, Elec Chiller	20%	2-4	\$930,700	2048	**	1	\$141,500	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Room On The Thirteenth Floor</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Penthouse Mechanical Room</i> <i>Explanation : 1 Unit Working At Reduced Capacity</i>							
	Centrifugal, Elec Chiller	40%			2042	**	1	\$314,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Penthouse Mechanical Room</i> <i>Explanation : 2 Units</i>							
	Split Unit	5%			2033	\$903,300			
	Window/Wall Unit	15%			2028	\$432,300	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2043	**	4	\$32,200	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	16%			2028	\$2,361,900	1	\$71,900	
	Air Handler/Cool/Ht	22%			2028	\$3,247,700	1	\$98,900	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Fifth Floor Fan Room</i>							
	Air Handler/Cool/Ht	22%			2033	\$3,247,700	1	\$98,900	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i> <i>Location : Fan Room So B E</i>							
	No Component	40%							
Heat Rejection									
	Water Cooling Tower	80%			2031	\$3,074,300	2	\$585,000	
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$405,200	

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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
Ventilation									
	Exhaust Fans								
	Interior	95%	4+	\$961,600	2043	* *	2	\$16,900	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Thirteenth Floor Penthouse							
	Roof	5%			2028	\$73,800	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$488,600	2043	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Valves At Booster Pump Tanks In Sub-basement							
	HW Heat Exchanger								
	Steam Fired	100%			2033	\$3,678,800	4	\$71,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Units With 1,000 Gallon Storage; 1 Unit With 350 Gallon Storage Serves Kitchen Only							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$154,500	4	\$23,400	
	Sewage Ejector(s)								
	Electric	100%			2033	\$404,000	4	\$29,300	
	Backflow Preventer								
	Generic	100%			2033	\$339,800	1	\$44,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3 Units Serve Basement To 11th Floor; 5 Units Serve Basement To 12th Floor;							
		2 Units Serve Basement To 6th Floor							
		Explanation : Ten Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$366,400	
	Sprinkler								
	No Component	70%							
	Generic	30%			2043	* *	1-2	\$61,100	
	Fire Pump								
	Generic	100%			2042	* *	1	\$135,700	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Address : 2021 EASTCHESTER ROAD AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.030 / 56 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 225,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,8,13,Ph
Block : 4205 **Lot** : 1 **BIN** : 2102972

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$7,665,400	\$658,900
Interior Architecture	\$1,922,400	\$8,744,700
Electrical	\$3,919,100	\$2,551,500
Mechanical	\$10,070,100	\$5,790,000
Site Pavements	\$175,000	\$874,900
Total	\$23,751,900	\$18,620,000
Importance Code A	\$8,240,800	\$759,500
Importance Code B	\$14,737,700	\$14,666,000
Importance Code C	\$773,400	\$3,194,500
Total	\$23,751,900	\$18,620,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$180,600	\$21,400		
Interior Architecture	\$96,600		\$15,600	\$23,400
Electrical	\$46,000	\$116,100	\$41,400	\$36,800
Mechanical	\$30,400	\$120,800	\$80,500	\$33,400
Site Enclosure	\$12,600			
Site Pavements	\$35,900			
Elevators/Escalators	\$37,400	\$37,400	\$37,400	\$37,400
Total	\$439,500	\$295,800	\$174,900	\$130,900
Importance Code A	\$180,600	\$21,800	\$3,400	
Importance Code B	\$223,000	\$273,900	\$171,600	\$130,900
Importance Code C	\$35,900			
Total	\$439,500	\$295,800	\$174,900	\$130,900



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Cast in Place Concrete	5%	0-2	\$89,200	LIFE	* *	5	\$71,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Loading Dock							
	Masonry: Brick	86%	Now	\$6,334,000	LIFE	* *	5	\$244,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : From Window Air Conditioning Units, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	2%	2-4	\$39,500	2043	* *	5	\$10,700	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
	Granite Panels	3%			LIFE	* *	5	\$6,400	
	Window Wall	4%			2053	* *	5	\$42,700	
Windows									
Aluminum		93%	Now	\$914,500	2049	* *	5	\$18,300	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, 2nd Floor, Penthouse, 3rd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout								
	Metal Louvers	5%	Now	\$34,300	2036	\$114,400			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : 3rd Floor Machine Room							
	Steel	2%	Now	\$37,200	2049	* *	5	\$4,900	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Stairs							

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	85%			LIFE	* *	5	\$20,100	
		Recent Repair Evident, Extent : N/A, Area Affected : 20% Location : Main Roof							
	Metal Panel	5%	Now	\$20,200	2053	* *	5	\$2,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 10% Location : Upper And Lower Roofs Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10% Location : Throughout Loose Units, Extent : Moderate, Area Affected : 10% Location : Throughout Seams Open/Split, Extent : Moderate, Area Affected : 5% Location : Throughout							
	Metal Rail	10%			2046	* *	5-10	\$42,700	
Roof									
	Modified Bitumen	60%	Now	\$260,800	2041	* *			
		Blisters, Extent : Severe, Area Affected : 20% Location : Throughout Deteriorated Finish, Extent : Severe, Area Affected : 50% Location : Throughout Miss/Damaged Flashings, Extent : Severe, Area Affected : 10% Location : Stair Bulkhead, 13th Floor Patching Evident, Extent : Moderate, Area Affected : 10% Location : Throughout Ponding, Extent : Light, Area Affected : 2% Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof Water Penetration, Extent : Moderate, Area Affected : 5% Location : Lower Roof Above 3rd Floor							
	Traffic Topping	40%			2033	\$228,400	10	\$42,200	
Soffits									
	Cast in Place Concrete	35%	Now	\$49,300	LIFE	* *	5	\$39,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Penthouse, Loading Dock Spalling, Extent : Moderate, Area Affected : 5% Location : Loading Dock							
	Stucco Cement	65%	Now	\$66,900	2038	* *	5	\$18,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Main Entrance And 1st Floor Balcony Paint Peeling, Extent : Light, Area Affected : 15% Location : Throughout							

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
Interior									
Floors									
	Carpet	10%			2032	\$576,700	3	\$46,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$34,100	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%	2-4	\$46,000	2042	**	5	\$7,800	
		Worn/Erode, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
	Granite Panels	5%			LIFE	**	5	\$11,700	
	Quarry Tile	5%			2046	**	5	\$23,400	
	Raised Access Floor	5%			2042	**	5	\$58,400	
	Terrazzo	5%			LIFE	**	5	\$12,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Main Lobby							
	Vinyl Tile	55%			2033	\$4,953,900	3	\$85,600	
	Vinyl Tile 9" X 9"	5%	0-2	\$782,300	2033	\$1,303,800	3	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	9%	Now	\$108,500	2036	\$2,169,000	5	\$18,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Toilets							
	Concrete Masonry Unit	10%	0-2	\$82,400	LIFE	**	5	\$16,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : North Stair Tower							
	Marble Panels	9%			LIFE	**			
	Plaster	35%	2-4	\$74,600	LIFE	**	5	\$43,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Library, 11th And 13th Floor At Windows							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Basement Storage Room							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : 11th And 13th Floor At Windows							
	SGFT/Glazed Masonry	28%			LIFE	**			
	Wood	9%	Now	\$333,000	LIFE	**	5	\$150,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Training And Auditorium							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Training And Auditorium							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Training							
		Explanation : Delaminating							

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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
Interior									
	Ceilings								
	AcousTile,Adhered	35%			2038	* *	5	\$109,000	
	AcousTileSusp.Lay-In	35%	Now	\$189,700	2046	* *	5	\$54,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : 13th Floor Corridor							
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Throughout, 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 13th Floor Corridor							
	Plaster	30%	Now	\$297,500	LIFE	* *	5	\$58,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Gymnasium							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Gymnasium, Library							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2053	* *			
	Free Standing Walls								
	Concrete Masonry Unit	100%			2053	* *			
	Retaining Walls								
	Cast in Place Concrete	25%			2068	* *			
	Masonry: Brick	75%	Now	\$12,600	2043	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Southwest Plaza							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Southwest Plaza							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Southwest Plaza							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	45%	0-2	\$35,900	2046	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Pavers/Stone	55%	Now	\$175,000	2036	\$874,900			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Southwest Plaza							
	Parking/Driveway								
	Asphalt	100%			2042	* *			

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2033	\$50,300	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 5,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	50%			2033	\$50,300	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1,200 Amperes And One 2,000 Amperes									
Transformers									
	Dry Type	100%			2031	\$28,000	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Rooms In Basement									
Explanation : One 500 Kilovolt-ampere 480Volt-208/120 Volt									
Switchgear / Switchboard									
	Molded Case Bkrs	80%			2033	\$381,300	5	\$4,800	
	Molded Case Bkrs	20%			2053	* *	5	\$1,200	
Raceway									
	Conduit	95%			2033	\$454,300	1		
	Conduit	5%			2053	* *	1		
Panelboards									
	Fused Disc Sw	10%			2032	\$50,200	5	\$500	
	Molded Case Bkrs	75%			2032	\$376,100	5	\$4,500	
	Molded Case Bkrs	15%			2049	* *	5	\$900	
Wiring									
	Braided Cloth	50%	2-4	\$355,900	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2053	* *	1		
	Thermoplastic	30%			2033	\$213,500	1		
Motor Controllers									
	Locally Mounted	20%			2031	\$130,300	5	\$300	
	Motor Control Center	80%			2031	\$731,500	5	\$4,900	
Ground									
Grounding Devices									
	Generic	75%			LIFE	* *	5	\$2,500	
	Generic	25%			LIFE	* *	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Serves Data Center									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2038	* *	1	\$69,500	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2036	\$113,800	1	\$87,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : Two 1,250 Kilovolt-ampere And One 375 Kilovolt-ampere							
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$8,400	
Fuel Storage									
	Day Tank	30%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : Three 250 Gallon Tanks							
	Main Tank	70%			2048	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Two 4,000 Gallon Main Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2028	\$3,057,600	10	\$176,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2038	* *	10	\$10,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby 1st Floor And In Front Of The Elevator On Each Floor							
	Fluorescent	5%			2038	* *	10	\$10,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2038	* *			
Egress Lighting									
	Emergency, Service	50%			2038	* *	1		
	Emergency, Battery	10%			2028	\$39,700	10	\$5,500	
	Exit, Service	30%			2028	\$30,600	1		
	Exit, Service	10%			2038	* *	1		
Exterior Lighting									
	HID	28%			2028	\$308,900	10	\$200	
	LED	2%			2038	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	\$28,500	5	\$700	
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$84,300	
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$139,200	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building 6							
Conversion Equipment									
	Heat Exchanger, Shell & Tube	50%			2029	\$504,300			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : For Hot Water Heating System							
	Pres. Reducing Valve/LP Steam	50%			2029	\$71,200	5	\$6,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Pressure Reducing Valve Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System							
Distribution									
	Hot Wtr Piping/Pump	80%			2041	* *	4	\$8,900	
	Central Plant Steam Piping/Pmp	20%	0-2	\$398,900	2033	\$1,329,600	4	\$2,200	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	20%	Now	\$889,800	2043	* *	1	\$25,100	
		Abandoned in Place, Extent : Severe, Area Affected : 50%							
		Location : Third Floor Fan Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Fan Room							
		Explanation : Equipment On Extended Life With Evidence Of Severe Steam Coil Leaks							
	Air Handler	20%			2028	\$889,800	1	\$27,900	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement Fan Room							
	Convector/Radiator	60%			2038	* *	1	\$43,800	
Controls									
	Electrical	25%			2027	\$328,600			
	Pneumatic	75%			2027	\$3,426,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	35%			2042	* *	1	\$85,500	
	Split Unit	5%			2033	\$280,700			
	Window/Wall Unit	60%	4+	\$161,200	2028	\$537,400	1		
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : 30 Percent Of Units Need Replacement							

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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
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	5%			2028	\$226,600	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Data Center Explanation : Serves Data Center							
	Air Handler/Cool/Ht No Component	35% 60%			2028	\$1,605,600	1	\$48,900	
Heat Rejection									
	Dry Cooler	5%			2028	\$54,200	2	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Second Floor Roof Explanation : Serves Data Center							
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$50,400	
	No Component	60%							
Exhaust Fans									
	Interior	40%	Now	\$251,700	2041	* *	2	\$2,200	
		Unit Inoperable, Extent : Severe, Area Affected : 100% Location : Third Floor Fan Room							
	Interior	40%			2028	\$419,400	2	\$2,800	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement Fan Room							
	Roof	20%			2028	\$91,700	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	2-4	\$151,800	2033	\$3,036,500	1		
		Corroded, Extent : Severe, Area Affected : 100% Location : Piping And Valves At Pumps In Basement Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : Booster Pump To Get Water To Higher Floors							
	HW Heat Exchanger								
	Steam Fired	100%			2033	\$1,143,200	4	\$22,300	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Equipment Room Explanation : 1,000 Gallon Storage Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$47,300	4	\$7,200	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Not Accessible	100%							
		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%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From Basement To 13th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043		* *	1-5	\$113,900
Sprinkler									
	No Component	90%							
	Generic	10%			2043		* *	1-2	\$6,300
Fire Pump									
	No Component	90%							
	Generic	10%	2-4	\$2,300	2029	\$22,600	1		\$3,800
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Pump Room							
Chemical System									
	Generic	100%			2028	\$60,900	1-10		\$29,000

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Address : 1420 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.100 / 14113 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 384,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4205 **Lot** : 1 **BIN** : 2826699

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,777,700	\$130,000
Interior Architecture	\$1,091,100	\$1,487,000
Electrical	\$352,200	
Mechanical	\$1,192,200	\$34,066,700
Total	\$5,413,200	\$35,683,800
Importance Code A	\$2,777,700	\$301,500
Importance Code B	\$2,635,500	\$34,918,700
Importance Code C		\$463,600
Total	\$5,413,200	\$35,683,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$117,000	\$26,200	\$18,800	
Interior Architecture				\$54,500
Electrical	\$72,200	\$64,700	\$70,200	\$67,100
Mechanical	\$246,800	\$152,000	\$265,200	\$144,900
Site Pavements	\$15,900			
Elevators/Escalators	\$100,800	\$100,800	\$100,800	\$100,800
Total	\$552,700	\$343,700	\$455,000	\$367,300
Importance Code A	\$151,200	\$61,400	\$53,000	\$34,200
Importance Code B	\$401,500	\$282,300	\$401,900	\$333,100
Total	\$552,700	\$343,700	\$455,000	\$367,300



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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
Exterior									
Exterior Walls									
	Concrete Masonry Unit	25%	Now	\$729,400	LIFE	**	5	\$40,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Rear Facade								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Efflorescence, Extent : Severe, Area Affected : 75%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Fiberglass Panel	10%			2042	**	5	\$97,500	
	Masonry: Brick	50%			LIFE	**	5	\$130,000	
	Efflorescence, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Panel	5%	Now	\$45,100	2053	**	5	\$24,400	
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : Underside Of Metal Canopy								
	Metal Coiling Doors	2%			2046	**	5	\$16,200	
	Stucco Cement	3%	Now	\$23,100	2046	**	5	\$9,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Stucco Overhang At Main Entry								
	Window Wall	5%			2053	**	5	\$48,700	
Windows									
	Aluminum	85%			2049	**	5	\$37,600	
	Metal Louvers	15%			2042	**	10	\$41,500	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$9,500	
	Masonry: Brick	50%			LIFE	**	5	\$9,300	
	Efflorescence, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Panel	5%			2053	**	5	\$3,600	
Roof									
	Plaza Roof: Stone Panels	5%			2053	**			
	Single Ply Membrane	95%	Now	\$2,048,200	2041	**			
	Blisters, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Water Penetration Throughout Various Locations								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Explanation : Underlying Roofing Substrate And Sagging And Compressing Under Load								

Interior

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$228,600	LIFE	* *	5	\$112,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 100%								
Location : Throughout Mechanical Room								
Granite Panels	5%			LIFE	* *	5	\$19,300	
Vinyl Tile	85%	4+	\$252,400	2038	* *	3	\$163,600	
Worn/Erode, Extent : Light, Area Affected : 5%								
Location : Corridor By Loading Dock Area In Basement								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$78,900	
Gypsum Board	65%			LIFE	* *	5	\$384,700	
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *			
Masonry: Fieldstone	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%			2046	* *	5	\$205,300	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	40%			LIFE	* *	5	\$256,700	
Wood	10%	Now	\$610,100	LIFE	* *	5	\$449,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Delaminated/ Missing Wood Panels In Main Entry Lobby								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Misaligned								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$15,900	2046	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	* *	5	\$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 4,000, Four 2,000 And Two 1,000 Main Disconnect Switches. One 600 Ampere Main Disconnect Switch For Fire Pump								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 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
Under 600 Volts									
Transformers									
	Dry Type	90%			2046	**	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 112.5, One 75, One 45 And One 30 Kilovolt-ampere									
	Dry Type	10%			2046	**	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : One 15 Kilovolt-ampere Transformer For Fire Alarm									
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2053	**	5	\$1,000	
	Fused Disc Sw	50%			2053	**	5	\$800	
Raceway									
	Conduit	100%			2053	**	1		
Panelboards									
	Fused Disc Sw	10%			2049	**	5	\$900	
	Molded Case Bkrs	90%			2055	**	5	\$9,100	
Wiring									
	Thermoplastic	100%			2053	**	1		
Motor Controllers									
	Locally Mounted	25%			2046	**	5	\$600	
	Motor Control Center	70%			2046	**	5	\$7,300	
	Variable Frequency Drive	5%			2046	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2046	**	1	\$118,100	
Generators									
	Diesel	100%			2042	**	1	\$148,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Three 1125 Kilovolt-ampere Generators									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$14,200	
Fuel Storage									
	Day Tank	100%			2049	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : Three 150 Gallon Tanks									
Lighting									

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	95%			2038	* *	10	\$334,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building								
Fluorescent		5%			2038	* *	10	\$17,600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building								
Egress Lighting									
Emergency, Service		60%			2038	* *	1		
	Exit, LED	35%			2061	* *	1		
	Exit, Service	5%			2038	* *	1		
Exterior Lighting									
HID		20%			2038	* *	10	\$200	
	LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : Outside Perimeter Explanation : Controlled Via Photocell									
No Component		70%							
Alarm									
Security System									
Generic		100%			2038	* *	1	\$143,400	
Fire/Smoke Detection									
Generic, Digital		100%			2038	* *	1-3	\$236,600	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Interruptible Gas/Dual Fuel	100%			2043	* *	1		
	Recent Installation, Extent : N/A, Area Affected : 100% Location : Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : Parking Lot Explanation : Three 20,000 Tanks For No.2 To Serve Boilers And Generators								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2043	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Parking Lot							
		Explanation : Three 20,000 Tanks For No.2 To Serve Boilers And Generators							

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Asset # : 14113

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	10%			2036	\$171,500			
			Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : Serves Re-heat System, Fan Coils And Several Unit Heaters For Mechanical Spaces						
	Steam Boiler	90%			2038	* *	1	\$342,300	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 4 Boilers Provide Steam To Buildings No.1, No.4, And No.6						
Distribution									
	Hot Wtr Piping/Pump	40%			2041	* *	4	\$7,600	
	Central Plant Steam Piping/Pmp	60%			2043	* *	4	\$17,000	
Terminal Devices									
	Air Handler	80%			2033	\$6,053,000	1	\$190,000	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Ground Floor And Roof Mechanical Rooms Explanation : See Air Conditioning						
	Fan Coil Unit/Heat	20%			2033	\$1,993,700	1	\$24,800	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Re-heat System						
Controls									
	Electrical	25%			2028	\$558,800			
	Pneumatic	75%			2031	\$5,827,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2036	\$8,197,800	1	\$415,600	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Chiller Room Explanation : Two Chillers / R-123						
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	\$28,400	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2033	\$7,801,500	1	\$237,500	
Heat Rejection									
	Water Cooling Tower	100%			2031	\$2,030,900	2	\$386,500	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 2 Cell Cooling Towers						

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$214,100	
	Exhaust Fans								
	Interior	50%			2033	\$891,600	2	\$5,900	
	Roof	50%			2033	\$390,100	2	\$5,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Booster Pumps							
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$583,300	2063	* *	4	\$38,000	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Building 6							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2033	\$179,600	1	\$23,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Seven Units From Basement To 8th Floor And One Unit From Basement To 9th Floor							
		Explanation : 8 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : From Basement To 2nd Floor							
		Explanation : 2 Units							
	Escalators								
	Under 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby To The First Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$193,600	
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$107,600	
	Fire Pump								
	Generic	100%			2036	\$383,900	1	\$71,700	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.050 / 58 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 12,848 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2097546

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$331,200	\$67,600
Interior Architecture	\$190,700	
Electrical	\$57,200	
Mechanical	\$390,600	\$680,900
Site Pavements	\$130,900	
Total	\$1,100,600	\$748,600
Importance Code A	\$331,200	\$67,600
Importance Code B	\$559,100	\$680,900
Importance Code C	\$210,400	
Total	\$1,100,600	\$748,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$33,800	\$1,800		
Interior Architecture	\$88,300			\$400
Electrical	\$8,000	\$34,200	\$1,400	\$1,200
Mechanical	\$16,800	\$58,100	\$1,400	\$900
Site Pavements	\$8,600			
Total	\$155,400	\$94,200	\$2,800	\$2,500
Importance Code A	\$33,800	\$1,900		
Importance Code B	\$113,000	\$92,300	\$2,800	\$2,500
Importance Code C	\$8,600			
Total	\$155,400	\$94,200	\$2,800	\$2,500



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
	Masonry: Brick	80%	Now	\$197,700	LIFE	**	5	\$7,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%									
Location : Below Window Sills, West Elevation									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : From Car Impacts At West Elevation									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Metal Panel	10%			2043	**	5-10	\$6,600	
	Metal Sect. OHD	5%			2046	**	5	\$1,500	
Windows									
	Aluminum	100%	Now	\$81,100	2055	**	5	\$1,400	
Air Infiltration, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Window Next To Garage Door:									
Caulking Deteriorated, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 2%									
Location : Window By Garage Door:									
Explanation : Window Sill Lifted Up.									
Roof									
	Roll Roofing	100%	Now	\$33,800	2032	\$67,600	5	\$8,300	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%									
Location : Locations Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Soffit Areas.									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Various Locations									
Explanation : Soffits Are Broken Throughout With Water Running From Them.									
Soffits									
	Stucco Cement	100%	Now	\$52,400	2038	**	5	\$2,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

Interior

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	75%	Now	\$111,300	LIFE	* *	5	\$27,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Basement								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Explanation : Severe Staining From Rusted Water.								
	Ceramic Tile	5%			2042	* *	5	\$800	
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location : Toilet								
	Vinyl Tile	20%	Now	\$19,300	2038	* *	3	\$1,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Worn/Erode, Extent : Moderate, Area Affected : 60%								
	Location : Throughout.								
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
	Gypsum Board	15%			LIFE	* *	5	\$1,200	
	Plaster	15%			LIFE	* *	5	\$600	
	SGFT/Glazed Masonry	65%	Now	\$79,500	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Main Entry								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Corridor								
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
Ceilings									
	AcousTileSusp.Lay-In	10%			2046	* *	5	\$1,700	
	Exposed Struc: Concrete	10%	Now	\$26,100	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Paint Peeling, Extent : Severe, Area Affected : 80%								
	Location : Basement								
	Plaster	80%	0-2	\$42,400	LIFE	* *	5	\$8,300	
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Main Corridor								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Main Corridor								
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2053	* *			

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

100%

2068

* *

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Areaway**Explanation : Cover Rusting*

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

Now

\$8,600

2046

* *

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Loading Dock**Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Loading Dock*

Parking/Driveway

Asphalt

100%

Now

\$130,900

2042

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Ponding, Extent : Moderate, Area Affected : 10%**Location : Throughout**Potholes, Extent : Moderate, Area Affected : 5%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**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

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2033

\$2,000

5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1,200 Ampere Main Disconnect Switch*

Molded Case Bkrs

50%

2033

\$17,000

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1,200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2033

\$34,000

5

\$300

Raceway

Conduit

90%

2033

\$4,200

1

Conduit

10%

2043

* *

1

Panelboards

Fused Disc Sw

10%

2032

\$1,000

5

Molded Case Bkrs

70%

2032

\$7,300

5

\$200

Molded Case Bkrs

20%

2041

* *

5

\$100

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$6,600	2058	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2043	**	1		
Motor Controllers									
	Locally Mounted	80%			2031	\$19,200	5	\$100	
	Locally Mounted	20%			2038	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	60%			2028	\$57,200	10	\$7,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement And 1st Floor									
	Fluorescent	30%			2038	**	10	\$3,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : First Floor									
	LED	10%			2038	**			
Egress Lighting									
	Emergency, Service	40%			2028	\$3,300	1		
	Emergency, Service	15%			2038	**	1		
	Emergency, Service	5%			2038	**	1		
	Exit, Service	40%			2033	\$1,800	1		
Exterior Lighting									
	HID	30%			2028	\$18,800	10		
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2033	\$25,300	1	\$4,800	
Fire/Smoke Detection									
	Generic, Digital	100%			2038	**	1-3	\$7,900	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%	Now	\$10,200	2063	* *	1		
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Main Control Valve Broken. Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Supplied From Adjacent Building 7.							

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Central Plant Steam Piping/Pmp	100%			2033	\$378,300	4	\$600	
Terminal Devices									
	Convactor/Radiator	60%			2031	\$66,000	1	\$2,500	
	Unit Heater - Steam	40%			2028	\$30,600	4	\$700	
Controls									
	Digital	25%			2028	\$96,600			
	Pneumatic	75%			2027	\$195,000			
Air Conditioning									
Energy Source									
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Split Unit	20%			2033	\$63,900			
	Window/Wall Unit	30%			2028	\$15,300	1		
	No Component	50%							
Terminal Devices									
	Air Handler/Dir Expansion	30%			2038	* *	1		
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2038	* *	2	\$2,700	
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : Serves Shop Areas							
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$3,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : EMS Offices And Garage							
	No Component	40%							
Exhaust Fans									
	Interior	10%			2028	\$6,000	2		
	Roof	10%	Now	\$2,600	2043	* *	2		
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Roof Toilet Exhaust Fan							
	Wall Unit	40%			2028	\$2,300	2	\$200	
	No Component	40%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	\$172,800	1		

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Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2028	\$99,000	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$2,700	4	\$400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%	0-2	\$3,700	2043	* *	1-2	\$1,200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Address : 1920 SEMINOLE AVENUE AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998
Area Sq Ft : 55,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4
Block : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$5,727,700	\$75,000
Interior Architecture	\$2,080,300	
Electrical	\$367,700	\$474,600
Mechanical	\$303,200	\$910,100
Site Pavements	\$106,200	\$460,700
Total	\$8,585,000	\$1,920,400
Importance Code A	\$5,727,700	\$75,000
Importance Code B	\$1,491,900	\$1,384,700
Importance Code C	\$1,365,500	\$460,700
Total	\$8,585,000	\$1,920,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$7,500		\$900	
Interior Architecture	\$112,500			\$12,100
Electrical	\$10,200	\$48,700	\$5,900	\$5,900
Mechanical	\$19,500	\$18,500	\$11,600	\$3,800
Site Enclosure	\$24,400			
Site Pavements	\$118,100			
Elevators/Escalators	\$7,700	\$7,700	\$7,700	\$7,700
Total	\$299,900	\$74,800	\$26,100	\$29,500
Importance Code A	\$9,700	\$2,000	\$8,300	\$1,900
Importance Code B	\$157,100	\$72,800	\$17,800	\$27,600
Importance Code C	\$133,100			
Total	\$299,900	\$74,800	\$26,100	\$29,500



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%	Now	\$4,689,800	LIFE	* *	5	\$75,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Bulkhead, Areaway At Cellar Stairwell							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 25%							
		Location : Front Elevation							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout, Front Elevation							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Rear Elevation							
	Window Wall	10%	Now	\$231,900	2053	* *	5	\$15,600	
		Air Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		On Extended Life, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	90%	Now	\$235,100	2058	* *	5	\$7,900	
		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							
	Aluminum	10%			2049	* *	5	\$1,700	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	75%	Now	\$254,700	LIFE	**	5	\$6,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Various Locations							
		Expansion Joint Failure, Extent : Light, Area Affected : 15%							
		Location : Main Roof							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Main Roof							
		Loose/Delam Surface, Extent : Light, Area Affected : 2%							
		Location : Just Under Coping							
	Masonry: Limestone	25%	Now	\$138,500	LIFE	**	5	\$2,700	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Main Roof							
		Staining/Discoloring, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Roof									
	Modified Bitumen	75%	Now	\$177,700	2038	**			
		Blisters, Extent : Severe, Area Affected : 5%							
		Location : Main Roof							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Parapets							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Main Roof							
	Skylight, Metal/Glass	5%			2053	**	10	\$5,800	
	Traffic Topping	20%	Now	\$3,100	2038	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
Soffits									
	Cement - Fiber Panel	100%	Now	\$4,400	2033	\$44,300			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Main Entrance							

Interior

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$105,700	2035	\$105,700	3	\$8,600	
	Worn/Erode, Extent : Severe, Area Affected : 100%							
	Location : 2nd Floor Office							
	Wrinkling, Extent : Moderate, Area Affected : 25%							
	Location : 2nd Floor Office							
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Other Observation, Extent : Moderate, Area Affected : 15%							
	Location : Basement							
	Explanation : Rust Staining							
Ceramic Tile	5%	Now	\$84,300	2042	**	5	\$1,400	
	Worn/Erode, Extent : Severe, Area Affected : 100%							
	Location : All Toilet Rooms							
Quarry Tile	5%			2046	**	5	\$4,300	
Slate	5%			LIFE	**	5	\$3,000	
Vinyl Tile	60%	Now	\$198,200	2038	**	3	\$12,800	
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 70%							
	Location : Throughout The Building							
Vinyl Tile 9" X 9"	10%	Now	\$286,900	2038	**	3	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$13,400	
	Worn/Erode, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Gypsum Board	10%			LIFE	**	5	\$8,100	
Masonry: Brick	5%			LIFE	**			
Plaster	65%	Now	\$1,112,600	LIFE	**	5	\$26,200	
	Paint Peeling, Extent : Moderate, Area Affected : 80%							
	Location : Throughout The Building							
	Staining/Discoloring, Extent : Moderate, Area Affected : 80%							
	Location : Throughout The Building							
	Water Penetration, Extent : Moderate, Area Affected : 80%							
	Location : Throughout Offices Adjacent To Windows							
SGFT/Glazed Masonry	10%	Now	\$252,900	LIFE	**			
	Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations Throughout							

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	15%			2050	**	5	\$8,600	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$400	
		Paint Peeling, Extent : Severe, Area Affected : 50%							
		Location : Basement							
	Plaster	80%	Now	\$145,500	LIFE	**	5	\$28,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 6th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 6th Floor							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2053	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$8,300	2043	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Main Entrance							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Main Entrance							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
Retaining Walls									
	Masonry: Brick	100%	Now	\$16,100	2043	**			
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Areaway							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$106,200	2046	**			
		Sinking/Subsiding, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
On-Site Walkways									
	Asphalt	25%	0-2	\$6,900	2042	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	50%	0-2	\$21,800	2046	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Pavers/Stone	25%	0-2	\$43,400	2042	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Parking/Driveway									
	Asphalt	100%	Now	\$46,100	2036	\$460,700			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$23,700	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 1,200 Ampere And One 1,000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2033	\$136,200	5	\$1,500	
	Raceway								
	Conduit	100%			2033	\$62,900	1		
	Panelboards								
	Fused Disc Sw	5%			2032	\$4,700	5	\$100	
	Molded Case Bkrs	95%			2032	\$89,300	5	\$1,400	
	Wiring								
	Braided Cloth	70%	2-4	\$64,200	2058	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2033	\$27,500	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$186,100	5	\$400	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	\$14,400	1	\$17,000	
	Generators								
	Diesel	100%			2029	\$113,800	1	\$21,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 250 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,600	5	\$2,000	
	Fuel Storage								
	Day Tank	100%			2032	\$26,800	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 285 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2038	* *	10	\$35,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	60%			2038	* *	1		
	Exit, Service	40%			2028	\$6,900	1		

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

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

Lighting

Exterior Lighting

HID	30%		2028	\$81,100	10	\$100	
No Component	70%						

Lightning Protection

Arresters/Cabling

Generic	100%		2036	\$15,600	5	\$400	

Alarm

Security System

Generic	100%		2028	\$108,700	1	\$20,700	

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%		2043	**	1		

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

Location : Throughout

Explanation : One 4,000 Gallon Tank For No. 2 Fuel

Conversion Equipment

HTHW/HW Exchanger	50%		2029	\$5,300	2	\$1,200	

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

Location : Basement

Explanation : Steam To Hot Water

Steam Boiler	50%		2038	**	1	\$18,900	

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

Location : Basement

Explanation : Two Boilers

Distribution

Hot Wtr Piping/Pump	80%		2041	**	4	\$1,500	

Central Plant Steam	20%		2043	**	4	\$600	

Piping/Pmp

Terminal Devices

Convactor/Radiator	100%		2038	**	1	\$12,300	

Controls

Electrical	25%		2028	\$80,500			

Pneumatic	75%		2031	\$839,300			

Air Conditioning

Energy Source

Electricity	100%		2041	**	1		

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2027	\$63,200	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Computer Area							
		Explanation : Split Units Serve This Area							
	Window/Wall Unit	70%			2028	\$105,900	1		
	No Component	20%							
Heat Rejection									
	Dry Cooler	10%			2028	\$14,700	2	\$2,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,500	
	No Component	60%							
Exhaust Fans									
	Interior	40%			2033	\$70,900	2	\$500	
	Roof	20%	Now	\$15,500	2043	* *	2	\$200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$53,600	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Gallon Indirect Fired Unit. Quantity 3							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2033	\$11,600	4	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement To Sixth Floor							
		Explanation : One Unit In Poor Condition							

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		80%						
Generic		20%		2043	* *	1-2	\$2,100	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 02-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,6,8,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,396,700	\$1,490,100
Interior Architecture	\$420,000	\$291,600
Electrical	\$193,200	\$1,493,500
Mechanical	\$1,499,300	\$10,678,800
Total	\$3,509,200	\$13,954,000
Importance Code A	\$1,396,700	\$1,590,700
Importance Code B	\$2,057,900	\$12,263,500
Importance Code C	\$54,500	\$99,700
Total	\$3,509,200	\$13,954,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$95,200		\$52,000	\$31,600
Interior Architecture	\$107,700	\$3,300		\$27,400
Electrical	\$56,000	\$52,300	\$50,600	\$50,000
Mechanical	\$47,500	\$78,000	\$134,300	\$78,000
Site Pavements	\$20,300			
Elevators/Escalators	\$33,600	\$33,600	\$33,600	\$33,600
Total	\$360,300	\$167,300	\$270,600	\$220,600
Importance Code A	\$101,800		\$52,600	\$31,600
Importance Code B	\$184,900	\$167,300	\$217,900	\$189,000
Importance Code C	\$73,600			
Total	\$360,300	\$167,300	\$270,600	\$220,600



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
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
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$12,700	
Masonry: Brick	80%	0-2	\$1,396,700	LIFE	**	5	\$324,000	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Upper Floors								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Throughout Exterior								
Sidewalk Shed in Use, Extent : Light, Area Affected : 10%								
Location : Rear Of Building								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Exterior								
Masonry: Limestone	5%			LIFE	**	5	\$15,200	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$38,000	
Metal Panel	2%			2044	**	5-10	\$55,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels.								
Metal Panel	3%			2044	**	5-10	\$83,500	
Windows								
Aluminum	95%			2050	**	5	\$63,200	
Metal Louvers	5%			2043	**	10	\$20,800	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$9,200	
Other Observation, Extent : N/A, Area Affected : 15%								
Location : Parepets								
Explanation : Wrap And Netting Installed								
Copper/Terne	10%			2069	**	5	\$3,800	
Masonry: Brick	60%	Now	\$31,500	LIFE	**	5	\$4,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout All Facades								
Metal Rail	15%	4+	\$1,700	2039	**	5	\$8,400	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Explanation : Paint Peeling								
Roof								
Built-Up (BUR)	45%			2034	\$664,600	10	\$54,400	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluid Applied Roofing	15%	Now	\$44,400	2049	**			
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Balconies								
Modified Bitumen	25%			2034	\$345,800	10	\$30,200	
Alligatoring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Paver: Asphalt	5%			2037	**	10	\$9,100	
Single Ply Membrane	10%			2039	**	10	\$12,100	

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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
Exterior									
Soffits									
	Cast in Place Concrete	98%	Now	\$8,600	LIFE	**	5	\$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Overhangs And Balconies									
	Metal Panel	2%			2054	**	5-10	\$200	
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	**	5	\$50,800	
	Ceramic Tile	2%			2043	**	5	\$6,600	
	Terrazzo	25%	Now	\$162,500	LIFE	**	5	\$64,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Basement Corridor									
	Vinyl Tile	66%	Now	\$126,800	2039	**	3	\$82,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$27,700	
	Concrete Masonry Unit	5%	Now	\$54,500	LIFE	**	5	\$11,100	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Refridgeration Shop									
	Glass: Single Pane	2%			LIFE	**	5	\$8,300	
	Gypsum Board	30%	Now	\$48,700	LIFE	**	5	\$99,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Basement And Penthouse									
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Throughout									
	Masonry: Brick	8%			LIFE	**			
	Metal Panel	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$33,200	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	15%	2-4	\$12,800	2039	**	5	\$23,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	AcousTileSusp.Lay-In	60%			2047	**	5	\$152,400	
	Gypsum Board	5%			LIFE	**	5	\$15,900	
	Plaster	20%	0-2	\$32,300	LIFE	**	5	\$31,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairwells									
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2054	**			
	Iron Picket	90%			2069	**			
Retaining Walls									
	Cast in Place Concrete	50%			2069	**			
	Masonry: Brick	50%			2044	**			

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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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$9,200	2039	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Adjacent To Driveway Entrance On Clarkson Avenue</i>									

On-Site Walkways

Cast in Place Concrete	100%	Now	\$11,100	2047	**				
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>									
<i>Location : Front Entrance</i>									

Parking/Driveway

Asphalt	100%			2037	**				

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$100,700	5		\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes.</i>									

Transformers

Dry Type	100%			2047	**	5		\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 150 Kilovolt Amperes, 480 Volts Primary, 208 / 120 Volts Secondary</i>									

Switchgear / Switchboard

Fused Disc Sw	30%			2034	\$143,000	5		\$400	
Fused Disc Sw	20%			2054	**	5		\$200	
Molded Case Bkrs	45%			2054	**	5		\$3,400	
Molded Case Bkrs	5%			2034	\$23,800	5		\$400	

Raceway

Conduit	20%			2034	\$95,600	1			
Conduit	80%			2054	**	1			

Panelboards

Fused Disc Sw	5%			2033	\$25,100	5		\$300	
Molded Case Bkrs	90%			2050	**	5		\$6,800	
Molded Case Bkrs	5%			2033	\$25,100	5		\$400	

Wiring

Braided Cloth	10%	2-4	\$71,200	2059	**	1			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Insulation Aged</i>									
Thermoplastic	90%			2054	**	1			

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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
Under 600 Volts									
Motor Controllers									
	Locally Mounted	40%			2032	\$260,600	5	\$800	
	Locally Mounted	40%			2039	**	5	\$800	
	Motor Control Center	20%			2039	**	5	\$1,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$4,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	**	1	\$88,100	
Generators									
	Diesel	100%			2037	**	1	\$110,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 750 Kilowatts								
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$10,600	
Fuel Storage									
	Day Tank	10%			2042	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons Rated Capacity								
	Underground Storage	90%			LIFE	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Underground								
	Explanation : 3,000 Gallons Rated Capacity								
Lighting									
Interior Lighting									
	Fluorescent	60%			2039	**	10	\$122,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	LED	40%			2042	**			
Egress Lighting									
	Emergency, Service	50%			2034	\$71,500	1		
	Exit, LED	50%			2049	**	1		
Exterior Lighting									
	LED	30%			2039	**			
	No Component	70%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2062	**	5	\$1,300	
Alarm									

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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	

Alarm

Security System
Generic

100% 2039 * * 1 \$106,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2034 \$773,200 1-3 \$176,400
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2044 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Mechanical Room
Explanation : Steam From Power House

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2037 * * 5 \$13,200

Distribution
Hot Wtr Piping/Pump

100% 2042 * * 4 \$10,900

Terminal Devices
Air Handler

50% 2039 * * 1 \$68,600
Other Observation, Extent : Light, Area Affected : 100%
Location : Penthouse And Room E2102
Explanation : See Air Conditioning Terminal Devices.

Convactor/Radiator

50% 2039 * * 1 \$35,800

Controls

Digital

100% 2032 \$8,609,500
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Whole Building
Explanation : Building Management System

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

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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
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%	0-2	\$308,300	2044	* *	1	\$13,900	
		Abandoned in Place, Extent : Severe, Area Affected : 15%							
		Location : Room E2102.							
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Room E2102.							
	Split Unit	20%			2029	\$1,102,900			
	Window/Wall Unit	10%			2027	\$88,000	1		
	No Component	55%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled Water From Building S							
Distribution									
	CW & CHW Wtr Pipe/Pump	55%			2044	* *	4	\$9,000	
	No Component	45%							
Terminal Devices									
	Air Handler/Cool/Ht	55%			2039	* *	1	\$75,400	
	Air Handler/Cool/Ht	15%			2042	* *	1	\$20,600	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2029	\$45,400	2	\$23,200	
	Water Cooling Tower	55%			2032	\$290,300	2	\$122,800	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$123,700	
Exhaust Fans									
	Interior	80%			2034	\$824,000	2	\$5,400	
	Roof	20%			2034	\$90,100	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2044	* *	1		
	Galvanized Steel	20%			2032	\$592,900	1		
HW Heat Exchanger									
	Steam Fired	100%			2044	* *	4	\$32,900	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2034	\$60,000	4	\$6,000	

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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
Plumbing									
	Sewage Ejector(s)								
	Electric	4%	2-4	\$3,800	2034	\$6,300	4	\$500	
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Faulty Control Panel In Basement							
	Electric	96%			2034	\$150,700	4	\$10,900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 10th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$111,800	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$62,100	
	Fire Pump								
	Generic	100%			2037	* *	1	\$41,400	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 03-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$50,700	\$50,700
Interior Architecture	\$1,312,800	\$1,039,800
Electrical	\$1,677,600	\$1,210,900
Mechanical	\$1,801,900	\$7,024,000
Total	\$4,843,000	\$9,325,400
Importance Code A	\$109,300	\$203,900
Importance Code B	\$4,546,800	\$9,121,500
Importance Code C	\$186,900	
Total	\$4,843,000	\$9,325,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$115,900		\$16,200	
Interior Architecture	\$97,900		\$32,400	\$9,900
Electrical	\$20,400	\$18,100	\$20,600	\$15,100
Mechanical	\$33,100	\$13,700	\$59,500	\$22,400
Site Enclosure	\$41,100			
Site Pavements	\$46,700			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$370,100	\$46,600	\$143,500	\$62,300
Importance Code A	\$115,900		\$16,500	\$2,800
Importance Code B	\$220,200	\$46,600	\$127,100	\$59,500
Importance Code C	\$33,900			
Total	\$370,100	\$46,600	\$143,500	\$62,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY
Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	* *	5	\$101,400	
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
			<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
			<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Exterior</i>					
			<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : North Facade</i>					
			<i>Spalling, Extent : Severe, Area Affected : 45%</i>					
			<i>Location : East Facade, Bulkheads, Corners And Areaways</i>					
			<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Bulkheads And Penthouse</i>					
Granite Panels	35%			LIFE	* *	5	\$29,600	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : North Facade, South Facade</i>					
			<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Exterior</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Panel: Limestone	10%			LIFE	* *	5	\$16,900	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : West Facade</i>					
			<i>Spalling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : West Facade</i>					
			<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : West Facade</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : West Facade</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Exterior</i>					
			<i>Explanation : Repairs In Progress</i>					
Slate Panels	5%			LIFE	* *	5	\$4,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout Exterior</i>					
Window Wall	5%			2044	* *	5	\$21,100	
Windows								
Metal Louvers	5%			2037	* *	10	\$9,000	
Under Construction	95%							

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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
Exterior									
	Parapets								
	Masonry: Brick	70%			LIFE	* *	5-10	\$54,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%							
		Location : Interior Face							
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Parpates Throughout							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Granite Panels	20%			LIFE	* *	5	\$2,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : North Facade And South Facade							
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Parapets Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : North Facade And South Facade							
	Panel: Limestone	10%			LIFE	* *	5-10	\$9,900	
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%							
		Location : Coping At Bulkheads							
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Bulkheads							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Coping At Bulkheads							
		Explanation : Broken Missing Elements							
Roof									
	Metal Panel	5%			2039	* *	10	\$5,700	
	Panel/Paver: Cer/Brk	3%	Now	\$26,200	2064	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof Fifth Floor Courtyard							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof Fifth Floor Courtyard							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 5th Floor Courtyard							
		Explanation : Repairs In Progress							
	Single Ply Membrane	2%			2042	* *	10	\$1,200	
	Under Construction	90%							
Soffits									
	Cast in Place Concrete	100%	4+	\$16,800	LIFE	* *	5	\$27,100	
		Horizontal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Rear Entry							

Interior

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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	
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$32,000	LIFE	* *	5	\$15,700		
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Basement Mechanical Room								
Quarry Tile	30%			2039	* *	5	\$64,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : 5th Floor And Basement								
Terrazzo	10%			LIFE	* *	5	\$11,200		
	Horizontal Cracks, Extent : Moderate, Area Affected : 2% Location : Basement								
Vinyl Tile	25%	Now	\$20,800	2034	\$1,039,800	3	\$13,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1% Location : 1st Floor								
Vinyl Tile 9" X 9"	30%	Now	\$361,200	2044	* *	3	\$16,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Throughout Worn/Erode, Extent : Severe, Area Affected : 50% Location : Throughout								
Interior Walls									
Cast in Place Concrete	5%	Now	\$62,800	LIFE	* *				
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Basement Mechanical Room								
Concrete Masonry Unit	20%	Now	\$124,100	LIFE	* *	5	\$25,200		
	Water Penetration, Extent : Severe, Area Affected : 5% Location : Roof Penthouse								
Masonry: Brick	10%			LIFE	* *				
SGFT/Glazed Masonry	65%			LIFE	* *				

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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	
Interior									
Ceilings									
AcousTileConcealSpLn	20%	Now	\$87,300	2039	**	5	\$16,200		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
AcousTileSusp.Lay-In	20%	Now	\$45,100	2039	**	5	\$13,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement Corridor Near Elevator And Lobby									
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Exposed Struc: Concrete	30%	Now	\$609,900	LIFE	**	5	\$6,100		
Staining/Discoloring, Extent : Severe, Area Affected : 10%									
Location : First, Third, Fifth And Basement Levels									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : First, Third, Fifth, Penthouse, And Basement Levels									
Metal Panel	30%	Now	\$67,400	LIFE	**	5	\$48,600		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2054	**				
Retaining Walls									
Masonry: Fieldstone	100%	Now	\$41,100	2054	**				
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$12,700	2039	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Scaffolding And Sidewalk Bridge Installed									
On-Site Walkways									
Pavers/Stone	100%	2-4	\$20,400	2037	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Rear Entry									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Scaffolding And Sidewalk Bridge Installed									
Parking/Driveway									
Asphalt	100%	0-2	\$13,500	2043	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									

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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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	75%			2034	\$153,200	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each.									
	Fused Disc Sw	25%			2034	\$11,900	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 1,200 Amperes									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2034	\$170,200	5	\$500	
Raceway									
	Conduit	100%			2034	\$121,400	1		
Panelboards									
	Fused Disc Sw	5%			2033	\$6,300	5	\$100	
	Molded Case Bkrs	95%			2033	\$119,100	5	\$2,300	
Wiring									
	Braided Cloth	90%	2-4	\$163,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2034	\$18,200	1		
Motor Controllers									
	Locally Mounted	30%			2032	\$93,100	5	\$200	
	Motor Control Center	70%			2032	\$120,000	5	\$1,800	
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2032	\$14,400	1	\$28,600	
Generators									
	Diesel	100%			2030	\$113,800	1	\$36,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 150 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$3,400	
Fuel Storage									
	Main Tank	100%			2037	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
Lighting									

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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	

Lighting

Interior Lighting
Fluorescent

85%
 2029 \$1,259,300 10 \$72,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : T-8 Lamps

LED

15% 2042 * *

Egress Lighting

Emergency, Service

50% 2034 \$30,000 1

Exit, Service

5% 2029 \$2,100 1

Exit, Battery

45% 2039 * * 10 \$2,800

Exterior Lighting

HID

15% 2029 \$68,200 10

LED

15% 2042 * *

No Component

70%

Alarm**Security System**

Generic

100%
 2034 \$182,800 1 \$34,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%
 2034 \$251,200 1-3 \$57,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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

Heating**Energy Source**

Plant Campus Steam /
PRV

100%
 2044 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Mechanical Room
Explanation : Steam From Power Plant

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100% 2030 \$58,600 5 \$5,500

Distribution

Central Plant Steam
Piping/Pmp

100% 2034 \$2,738,200 4 \$4,600

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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
Heating									
	Terminal Devices								
	Air Handler	40%	0-2	\$439,800	2044	* *	1	\$20,700	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Sv1, Sv2 And Sac1 In Penthouse And 2 Units In Sub-basement.							
	Convector/Radiator	40%			2032	\$318,500	1	\$12,000	
	Fan Coil Unit/Heat	20%			2029	\$482,900	1	\$6,000	
Controls									
	Digital	98%			2032	\$2,740,700			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Whole Building							
		Explanation : Bms							
	Electrical	2%			2032	\$10,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	40%			2037	* *	1	\$40,300	
		R-134a Refrigerant, Extent : Light, Area Affected : 40%							
		Location : Basement							
	Split Unit	2%			2034	\$46,200			
	Window/Wall Unit	58%			2029	\$214,000	1		
	Distribution								
	CW & CHW Wtr	40%			2044	* *	4	\$2,800	
	Pipe/Pump								
	No Component	60%							
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2034	\$755,800	1	\$23,000	
	No Component	60%							
	Heat Rejection								
	Water Cooling Tower	40%	0-2	\$3,900	2028	\$196,700	2	\$30,000	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$31,100	
	No Component	40%							
	Exhaust Fans								
	Interior	70%			2029	\$302,300	2	\$2,000	
	Roof	30%			2029	\$56,700	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$470,900	4	\$9,200	

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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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$17,200	LIFE	* *	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$19,500	4	\$2,000	
	Sewage Ejector(s)								
	Electric	100%	Now	\$1,000	2029	\$51,000	4	\$3,700	
			Damaged, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
	Backflow Preventer								
	Generic	100%			2034	\$43,500	1	\$5,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoor Enclosure						
			Explanation : Located Outside Building						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement To 5th Floor						
			Explanation : 2 Units. No Ventilation Or Cooling In Elevator Machine Room.						
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$46,900	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 03-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,7
Block : 4829 **Lot** : 1 **BIN** : 3327718

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$133,300	\$953,700
Interior Architecture	\$248,500	\$600,800
Electrical	\$247,700	\$1,400,400
Mechanical		\$14,865,400
Total	\$629,500	\$17,820,300
Importance Code A	\$133,300	\$953,700
Importance Code B	\$496,200	\$16,588,700
Importance Code C		\$278,000
Total	\$629,500	\$17,820,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$84,200		\$5,300	
Interior Architecture	\$52,300	\$44,300	\$19,700	\$42,100
Electrical	\$49,900	\$54,500	\$96,300	\$52,700
Mechanical	\$192,800	\$93,000	\$203,400	\$112,500
Site Enclosure	\$5,500			
Site Pavements	\$29,500			
Elevators/Escalators	\$63,400	\$63,400	\$63,400	\$63,400
Total	\$477,600	\$255,100	\$388,000	\$270,700
Importance Code A	\$89,600		\$5,900	
Importance Code B	\$355,700	\$222,000	\$382,100	\$270,700
Importance Code C	\$32,400	\$33,100		
Total	\$477,600	\$255,100	\$388,000	\$270,700



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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
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	5%			LIFE	* *	5	\$32,500	
	Metal Sect. OHD	1%	Now	\$6,600	2039	* *	5	\$5,400	
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Basement Mechanical Room									
	Pre-Cast Concrete	59%			LIFE	* *	5	\$663,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Elevations Below Roof Level									
Explanation : Uniform Finish Panel System									
	Pre-Cast Concrete	20%			LIFE	* *	5	\$225,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Elevations Below Roof Level									
Explanation : Linear Ribbed Finish System									
	Stucco Cement	15%			2047	* *	5	\$129,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Penthouse. Bulkhead Wall At Roof Levels									
Explanation : Referring To An Exterior Insulation And Finish System Product									
Windows									
	Aluminum	98%	Now	\$27,400	2050	* *	5	\$13,700	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%									
Location : Patients Floor									
	Metal Louvers	2%			2043	* *	10	\$3,500	
Parapets									
	Concrete Masonry Unit	60%			LIFE	* *	5	\$7,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Finish Is An Exterior Insulation And Finish System Product									
	Metal Rail	35%			2047	* *	5-10	\$72,500	
	Metal: Cage/Fence	5%			2047	* *	5-10	\$4,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 7th Floor									
Explanation : 7th Floor Walk Out Roof Area Parapets									

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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
Exterior									
Roof									
	IRMA/Protected Membrane	7%	2-4	\$3,700	2039	**			
		Vegetation Growth, Extent : Light, Area Affected : 2% Location : Roof Drains							
	IRMA/Protected Membrane	65%			2039	**	10	\$68,400	
	Plaza Roof: Stone Panels	20%			2054	**			
	Single Ply Membrane	5%			2039	**	10	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : 7th Floor Walk Out Roof Explanation : 7th Floor Walk Out Roof Areas Contained An Astroturf Surface							
	Sloped Glazing	3%			LIFE	**	5	\$42,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Front And Rear Entrances Explanation : Exterior Entry Canopies							
Soffits									
	Cast in Place Concrete	90%			LIFE	**	5	\$7,500	
	Exposed Struc: Steel	10%			LIFE	**	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Front And Rear Entrances Explanation : Exterior Entry Canopy							
Interior									
Floors									
	Cast in Place Concrete	10%	4+	\$80,000	LIFE	**	5	\$98,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Basement							
	Ceramic Tile	5%			2043	**	5	\$22,500	
	Terrazzo	3%			LIFE	**	5	\$10,500	
	Traffic Topping	7%			2039	**	5	\$39,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Bathrooms Explanation : Epoxy Flooring With Abrasive Topping							
	Vinyl Tile	5%	0-2	\$13,000	2039	**	3	\$8,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Basement							
	Vinyl Tile	70%			2039	**	3	\$157,200	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	10%			2043	**	5	\$66,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$26,500	
	Glass: Single Pane	5%			LIFE	**	5	\$24,800	
	Gypsum Board	35%			LIFE	**	5	\$139,000	
	Gypsum Board	35%			LIFE	**	5	\$139,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : All Floors With The Exception Of The Basement And Penthouse									
Explanation : One Half Of Almost Every Gypsum Board Wall Was Finished In Wall									
Covering Below The Horizontal Impact Strip Protection									
Ceilings									
	AcousTileSusp.Lay-In	75%			2047	**	5	\$336,900	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$3,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Basement Ceiling									
	Exposed Struc: Steel	10%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Ceiling									
Explanation : Corrugated Decking Over Steel Framing									
	Gypsum Board	10%			LIFE	**	5	\$56,100	
Site Enclosure									
Fence/Gates									
	Chain Link	25%			2054	**			
	Iron Picket	75%	2-4	\$5,500	2069	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%			2047	**			
	Pavers/Stone	10%	0-2	\$2,600	2043	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : North Sidewalk									
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			
Parking/Driveway									
	Asphalt	100%	4+	\$26,800	2043	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : North Parking Lot									
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)		
Under 600 Volts									

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER 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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	**	5	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 2 Main Service Switches Rated At 4,000 Amperes Each								
	Transformers								
	Dry Type	100%			2047	**	5	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 500 Kilovolt Amperes, 480 Volts Primary. 208 / 120 Volts Secondary								
	Switchgear / Switchboard								
	Fused Disc Sw	60%			2054	**	5	\$800	
	Molded Case Bkrs	40%			2054	**	5	\$3,200	
	Raceway								
	Conduit	100%			2054	**	1		
	Panelboards								
	Fused Disc Sw	30%			2050	**	5	\$2,100	
	Molded Case Bkrs	70%			2050	**	5	\$5,500	
	Wiring								
	Thermoplastic	100%			2054	**	1		
	Motor Controllers								
	Locally Mounted	50%			2047	**	5	\$1,000	
	Variable Frequency Drive	50%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2047	**	1	\$92,300	
	Generators								
	Diesel	100%			2043	**	1	\$116,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : Emergency Generator Rated At 1,750 Kilowatts								
	Batteries								
	Nickel Cadmium	100%			2029	\$2,600	5	\$66,900	
	Fuel Storage								
	Main Tank	100%			2062	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : No Available Nameplate Rating Capacity								
Lighting									

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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
Lighting									
	Interior Lighting								
	Fluorescent	80%			2039	* *	10	\$220,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2039	* *	10	\$27,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby, Hallways							
		Explanation : Compact Fluorescent Lights							
	LED	10%			2042	* *			
Egress Lighting									
	Emergency, Service	45%			2039	* *	1		
	Emergency, Battery	5%			2039	* *	10	\$3,600	
	Exit, Service	25%			2039	* *	1		
	Exit, Battery	25%			2039	* *	10	\$5,100	
Exterior Lighting									
	HID	15%			2039	* *	10	\$100	
	LED	15%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$589,900	1	\$112,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$810,500	1-3	\$184,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : High Press Steam From Hospital Power Plant.							

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 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
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	40%			2037	* *			
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : Two Steam To Hot Water Heat Exchangers For Reheat Coils And Terminal Units						
	Pres. Reducing Valve/LP Steam	60%			2037	* *	5	\$10,700	
			Other Observation, Extent : Light, Area Affected : 60% Location : Basement And Penthouse Mechanical Rooms Explanation : 2 Stations						
Distribution									
	Hot Wtr Piping/Pump	40%			2050	* *	4	\$5,900	
	Central Plant Steam Piping/Pmp	60%			2054	* *	4	\$8,900	
Terminal Devices									
	Air Handler	60%			2034	\$3,548,000	1	\$111,400	
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement And Penthouse Explanation : Reheat Coils Serving All Constant Volume System For 15 Units.						
	Convactor/Radiator	20%			2047	* *	1	\$19,400	
	Unit Heater - Steam	20%			2039	* *	4	\$8,200	
Controls									
	Digital	100%			2032	\$9,024,700			
			Other Observation, Extent : N/A, Area Affected : 100% Location : Whole Building Explanation : Building Management System						
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2037	* *	1	\$308,500	
			Other Observation, Extent : Light, Area Affected : 95% Location : Basement Mechanical Room Explanation : Three Chillers 500 Tons Each R134a						
	Interior Pkg Unit - Cooling	5%			2035	\$248,500	2	\$900	
			R-134a Refrigerant, Extent : Light, Area Affected : 5% Location : Various Locations Other Observation, Extent : Light, Area Affected : 5% Location : 7 Floors With 2 Closets Per Floor Explanation : Data Communication Closets Dx System 100 Percent Back Up And One For Emergency Generator Room						

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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
Air Conditioning									
Distribution									
	CW & CHW Wtr	95%			2054	**	4	\$14,100	
	Pipe/Pump								
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2039	**	1	\$176,300	
	Other Observation, Extent : Light, Area Affected : 95%								
	Location : Basement And Penthouse Mechanical Rooms								
	Explanation : Constant Volume With Reheat For 18 Units								
	No Component	5%							
Heat Rejection									
	Evaporative Condenser	5%			2039	**	2	\$10,500	
	Water Cooling Tower	95%			2035	\$1,507,800	2	\$286,900	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,300	
Exhaust Fans									
	Interior	60%			2039	**	2	\$5,500	
	Roof	40%			2034	\$243,900	2	\$3,700	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : 1 Roof Exhaust Fan Is Not Working.								
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Duplex Booster Pumps With Clayton Valves								
Water Heater With Tanks									
	Gas Fired	100%			2032	\$53,600	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Units With Storage Tank								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	50%			2039	**	4	\$4,800	
	Submersible	50%			2028	\$4,800	4	\$4,800	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement Mechanical Room								
	Explanation : One For Basement Sanitary And Floor Drain								
Sewage Ejector(s)									
	Electric	100%			2034	\$164,500	4	\$11,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : Dual Unit Lead, Lag								

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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
Plumbing									
	Backflow Preventer								
	Generic	100%	4+	\$14,000	2042	* *	1	\$16,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Corrosion On Service Valve							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Seven Units From 1st To 7th Floor, One Unit From Basement To Roof							
		Explanation : 8 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$156,900	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$84,100	
	Fire Pump								
	Generic	100%	0-2	\$30,000	2037	* *	1	\$50,400	
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Fire Pump Room							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 01-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,9,10,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$261,700
Interior Architecture	\$18,479,200	\$272,300
Electrical	\$427,100	\$5,905,500
Mechanical	\$3,128,500	\$15,779,400
Site Enclosure	\$217,900	
Site Pavements	\$57,300	
Total	\$22,310,000	\$22,218,800
Importance Code A		\$322,100
Importance Code B	\$21,096,500	\$21,723,500
Importance Code C	\$1,213,600	\$173,300
Total	\$22,310,000	\$22,218,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$11,200		\$25,300	
Interior Architecture	\$89,200			\$27,900
Electrical	\$43,600	\$42,300	\$36,600	\$35,700
Mechanical	\$21,100	\$17,000	\$96,600	\$22,800
Site Enclosure	\$9,900			
Site Pavements	\$19,600			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$230,200	\$94,900	\$194,000	\$121,800
Importance Code A	\$16,700		\$25,800	
Importance Code B	\$157,000	\$94,900	\$168,300	\$121,800
Importance Code C	\$56,400			
Total	\$230,200	\$94,900	\$194,000	\$121,800



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$206,200	
	Repairs in Progress, Extent : N/A, Area Affected : 100%							
	Location : Exterior Walls							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 100%							
	Location : Exterior Throughout							
Masonry: Granite	2%			LIFE	**	5	\$3,300	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : East Facade At Retaining Wall							
	Repairs in Progress, Extent : N/A, Area Affected : 100%							
	Location : Exterior Walls							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : East Facade At Retaining Wall							
Metal Panel	5%			2044	**	5-10	\$76,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Repairs In Progress, Material Actually Lead Panels							
Windows								
Bronze/Brass	3%			2042	**	5	\$22,400	
Under Construction	97%							
Parapets								
Under Construction	100%							
Roof								
Clay Tile	48%			2064	**	10	\$43,300	
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
	Location : Penthouse							
	Repairs in Progress, Extent : N/A, Area Affected : 100%							
	Location : Upper Roof							
Copper/Terne	2%			2049	**	10	\$4,500	
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Steeple							
	Repairs in Progress, Extent : N/A, Area Affected : 100%							
	Location : Steeple							
Under Construction	50%							

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior Floors									
Cast in Place Concrete	5%	Now	\$24,900	LIFE	**	5	\$30,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement Entrance								
	Ponding, Extent : Severe, Area Affected : 5%								
	Location : Sub-basement								
Ceramic Tile	3%			2037	**	5	\$8,400		
Quarry Tile	2%	Now	\$8,600	2039	**	5	\$4,200		
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Basement Kitchen								
Terrazzo	10%			LIFE	**	5	\$21,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Throughout								
Vinyl Tile	15%	Now	\$24,200	2039	**	3	\$15,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
	Location : 1st Floor								
Vinyl Tile 9" X 9"	65%	Now	\$1,519,200	2029	\$15,191,900	3	\$68,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	5%	Now	\$94,500	LIFE	**				
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Sub-basement								
Ceramic Tile	5%	Now	\$27,300	2037	**	5	\$11,900		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Basement Kitchen								
Gypsum Board	5%			LIFE	**	5	\$14,200		
Metal Panel	5%			LIFE	**				
Plaster	55%	Now	\$665,200	LIFE	**	5	\$78,300		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Stair To Upper Roof, 9th Floor, 8th Floor								
	Paint Peeling, Extent : Severe, Area Affected : 20%								
	Location : Stair To Upper Roof, 9th Floor, 8th Floor								
	Repairs in Progress, Extent : N/A, Area Affected : 50%								
	Location : 10th And 11th Floor								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : 9th Floor And 8th Floor								
SGFT/Glazed Masonry	20%	Now	\$178,700	LIFE	**				
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Basement								
Wood	5%			LIFE	**	5	\$94,900		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$59,100	2039	* *	5	\$17,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 5th Floor Physician Affiliate Group Of NY							
Exposed Struc: Concrete	15%	Now	\$266,300	LIFE	* *	5	\$5,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
	Location : Sub-basement							
	Other Observation, Extent : Severe, Area Affected : 2%							
	Location : Sub-basement							
	Explanation : Exposed Rebar, Severe Cracking Of Beam							
Plaster	70%	Now	\$504,400	LIFE	* *	5	\$99,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Basement							
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : 8th Floor							
	Paint Peeling, Extent : Severe, Area Affected : 15%							
	Location : 8th, 9th And 10th Floor							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : 8th Floor							
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$165,000	2054	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : New York Avenue							
	Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : New York Avenue							
Free Standing Walls								
Masonry: Brick	75%	Now	\$52,900	2044	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : New York Avenue							
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : New York Avenue							
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%							
	Location : New York Avenue							
Masonry: Fieldstone	25%	0-2	\$9,900	2044	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : East Facade							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$500	2047	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	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 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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$19,100	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Walkways</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sidewalk Shed In Use</i>								

Parking/Driveway
Asphalt

	100%	Now	\$57,300	2037		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 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

Under 600 Volts

Service Equipment

Fused Disc Sw	60%			2034	\$60,400	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								

Fused Disc Sw	40%			2054	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								

Transformers

Dry Type	100%			2047	**	5	\$800	

Switchgear / Switchboard

Fused Disc Sw	80%			2034	\$381,300	5	\$800	
Fused Disc Sw	20%			2054	**	5	\$200	

Raceway

Conduit	90%			2034	\$430,300	1		
Conduit	10%			2054	**	1		

Panelboards

Molded Case Bkrs	90%			2033	\$451,400	5	\$5,200	
Molded Case Bkrs	10%			2042	**	5	\$600	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	60%	2-4	\$427,100	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2044	* *	1		
Motor Controllers									
	Locally Mounted	80%			2032	\$521,200	5	\$1,200	
	Variable Frequency Drive	20%			2051	* *			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	60%			2047	* *	1	\$40,400	
	Automatic	40%			2032	\$43,700	1	\$26,900	
Generators									
	Diesel	100%			2037	* *	1	\$84,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 150 Kilowatts									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$8,100	
Fuel Storage									
	Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 150 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	85%			2034	\$2,525,200	10	\$145,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	LED	15%			2042	* *			
Egress Lighting									
	Emergency, Service	45%			2034	\$54,100	1		
	Emergency, Battery	5%			2034	\$16,400	10	\$2,300	
	Exit, Service	10%			2034	\$8,400	1		
	Exit, Battery	40%			2034	\$110,700	10	\$5,000	
Exterior Lighting									
	HID	15%			2034	\$160,400	10	\$100	
	LED	15%			2042	* *			
	No Component	70%							
Alarm									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

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

Alarm

Security System
Generic

100% 2034 \$430,300 1 \$81,800

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

Location : Hallways, Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2034 \$591,200 1-3 \$134,900

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

Location : Throughout The Building

Explanation : Smoke Detectors, Alarm Bell, Strobe Lights, Manual Pull Stations, 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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2044 * * 1

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

Location : Basement

Explanation : Steam From Power Plant

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2037 * * 5 \$11,100

Distribution

Central Plant Steam
Piping/Pmp

100% Now \$274,500 2034 \$5,490,500 4 \$9,200

Leak Evident, Extent : Moderate, Area Affected : 100%

Location : Basement Condensation Pump Is Leaking

Terminal Devices

Air Handler
Convactor/Radiator

20% 2029 \$734,900 1 \$23,100

80% 2032 \$1,277,300 1 \$48,200

Controls

Digital

100% 2032 \$6,582,700

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

Location : Whole Building

Explanation : Building Management System

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2029	\$214,100	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Third Floor Roof							
		Explanation : Refrigerant R-407							
	Ext Pkg Unit - Heating/Cooling	10%			2029	\$328,000	2	\$1,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Roof							
	Window/Wall Unit	60%			2029	\$443,800	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$104,000	
	Exhaust Fans								
	Interior	90%	0-2	\$233,800	2029	\$779,400	2	\$4,100	
		On Extended Life, Extent : Severe, Area Affected : 20%							
		Location : Ef-1a In Penthouse South							
	Roof	10%			2029	\$37,900	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2044	* *	1		
	Galvanized Steel	20%			2032	\$498,500	1		
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$944,200	4	\$18,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$6,900	
	Sewage Ejector(s)								
	Electric	100%			2029	\$120,000	4	\$8,700	
	Backflow Preventer								
	Generic	100%			2034	\$87,200	1	\$11,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Two Units From Basement To 11th Floor, Two Units From Basement To 10th Floor							
		Explanation : 4 Units							
Fire Suppression									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2034	\$899,000	1-5	\$94,000	
	Sprinkler							
	No Component	75%						
	Generic	25%		2044	* *	1-2	\$13,100	
	Chemical System							
	No Component	98%						
	Generic	2%		2029	\$1,200	1-10	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
<i>Explanation : 1st Floor; System Covers 40 Square Feet (10x4).Basement, System Covers 16 Square Feet (4x4).Ansel System.</i>								

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Address : 577 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 / 2007
Area Sq Ft : 72,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 03-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,184,700	\$161,900
Interior Architecture	\$1,063,000	\$218,400
Electrical	\$291,600	\$2,185,200
Mechanical	\$59,900	\$1,338,500
Total	\$2,599,300	\$3,904,000
Importance Code A	\$1,184,700	\$161,900
Importance Code B	\$1,414,500	\$3,742,100
Total	\$2,599,300	\$3,904,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$121,600		\$9,700	\$800
Interior Architecture	\$52,900			\$700
Electrical	\$17,200	\$13,900	\$55,800	\$11,800
Mechanical	\$18,200	\$21,100	\$20,200	\$21,000
Site Pavements	\$39,800			
Total	\$249,700	\$35,000	\$85,800	\$34,300
Importance Code A	\$128,800	\$7,200	\$17,000	\$8,000
Importance Code B	\$90,800	\$27,800	\$68,800	\$26,300
Importance Code C	\$30,100			
Total	\$249,700	\$35,000	\$85,800	\$34,300



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$13,300	LIFE	**	5	\$10,600	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Loading Dock							
Concrete Masonry Unit	15%	Now	\$17,900	LIFE	**	5	\$4,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Generator Room							
Masonry: Brick	65%	Now	\$476,000	LIFE	**	5	\$27,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Base Of Chimney And Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
	Location : At Building Joints							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : At Corners And Cimney							
Masonry: Granite	5%	Now	\$8,800	LIFE	**	5	\$1,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : South East Corner							
Metal Panel	5%			2054	**	5-10	\$14,600	
Metal Coiling Doors	5%			2039	**	5	\$6,600	
Windows								
Aluminum	5%			2050	**	5	\$1,600	
Metal Louvers	15%			2037	**	10	\$30,400	
Steel	80%	Now	\$611,500	2059	**	5	\$161,900	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Concrete Masonry Unit	15%			LIFE	**	5	\$700	
	Masonry: Brick	75%	Now	\$40,400	LIFE	**	5	\$3,000	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Worn/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	3%	Now	\$1,600	LIFE	**	5	\$200	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Metal Panel	2%			2054	**	5	\$300	
	Metal Rail	5%			2039	**	5-10	\$3,700	
Roof									
	Metal Panel	5%			2047	**	10	\$9,400	
	Single Ply Membrane	95%			2039	**	10	\$97,200	
Interior									
	Floors								
	Cast in Place Concrete	90%	Now	\$889,000	LIFE	**	5	\$218,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Water Softner Room							
	Steel Grating	5%			2054	**	1		
	Vinyl Tile	5%	Now	\$48,100	2044	**	3	\$2,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Office Area							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Office Area							
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,800	
	Gypsum Board	10%			LIFE	**	5	\$17,400	
	Masonry: Brick	75%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$8,700	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	0-2	\$4,800	2039	* *	5	\$2,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Office							
Exposed Struc: Concrete	20%	Now	\$174,000	LIFE	* *	5	\$3,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Boiler Room And Basement							
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Boiler Room And Basement							
Exposed Struc: Concrete	65%			LIFE	* *	5	\$11,300	
Exposed Struc: Steel	10%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	50%			2069	* *			
Masonry: Fieldstone	50%			2044	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Along Winthrop Street							
	Explanation : Wood Retaining Wall							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$9,600	2047	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Along Winthrop Street							
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,400	2047	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parking/Driveway								
Asphalt	100%	Now	\$27,800	2037	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Parking Lot							
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
	Location : Parking Lot							

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2034	\$7,900	5	\$300		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.									

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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
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$651,400	5	\$1,900	
	Raceway								
	Conduit	100%			2034	\$822,400	1		
	Panelboards								
	Fused Disc Sw	10%			2033	\$10,000	5	\$200	
	Molded Case Bkrs	70%			2033	\$70,000	5	\$1,300	
	Molded Case Bkrs	20%			2042	* *	5	\$400	
	Wiring								
	Thermoplastic	80%			2034	\$149,000	1		
	Thermoplastic	20%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	15%			2032	\$18,800	5	\$100	
	Locally Mounted	5%			2039	* *	5		
	Motor Control Center	75%			2032	\$232,000	5	\$1,500	
	Variable Frequency Drive	5%			2039	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	\$11,400	1	\$22,200	
	Generators								
	Diesel	100%			2030	\$84,400	1	\$28,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two Emergency Generator Rated At 500 Kilowatts Each.								
	Batteries								
	Lead/Acid	100%			2027	\$2,600	5	\$2,700	
	Fuel Storage								
	Day Tank	1%			2033	\$300	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two 45 Gallons Rated Capacity								
	Main Tank	99%			2037	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 10,000 Gallons Rated Capacity								
Lighting									

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2029	\$65,200	10	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Corridors							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2034	\$65,200	10	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	LED	90%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2029	\$23,300	1		
	Exit, Service	50%			2029	\$16,300	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037	* *	5	\$1,100	
Alarm									
	Security System								
	Generic	100%			2029	\$142,100	1	\$27,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2034	\$195,300	1-3	\$44,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2044	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2051	* *	1	\$71,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : New Burners At 5 Boilers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : 5 High Pressure Steam Boilers							

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Central Plant Steam Piping/Pmp	100%			2054	**	4	\$3,600	
Terminal Devices									
	Air Handler	50%			2034	\$712,300	1	\$22,400	
	Unit Heater - Steam	50%			2042	**	4	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 8 Hot Water Coil Units Are Newly Installed									
Controls									
	Electrical	100%			2033	\$420,800			
Air Conditioning									
Energy Source									
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	90%			2043	**	1	\$70,400	
	Interior Pkg Unit - Cooling	5%			2028	\$59,900	2	\$200	
R-22 Refrigerant, Extent : Light, Area Affected : 5%									
Location : 2nd Floor									
	Split Unit	5%			2034	\$89,900			
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2034	\$115,500	1	\$1,200	
	No Component	95%							
Heat Rejection									
	Evaporative Condenser	5%			2034	\$19,900	2	\$2,500	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$20,200	
	No Component	50%							
Exhaust Fans									
	Roof	100%			2039	**	2	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : 6 Units									
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2044	**	1		
	Galvanized Steel	50%			2039	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2044	**	4	\$10,700	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2034	\$33,800	1	\$4,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Serves Building D						
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 02-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327713

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$124,200	\$939,100
Interior Architecture	\$140,100	\$1,870,300
Electrical		\$5,133,900
Mechanical	\$8,611,800	\$11,476,200
Total	\$8,876,000	\$19,419,500
Importance Code A	\$124,200	\$939,100
Importance Code B	\$8,751,900	\$18,288,700
Importance Code C		\$191,800
Total	\$8,876,000	\$19,419,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$49,200		\$28,700	
Interior Architecture	\$92,800	\$16,000	\$15,000	\$41,000
Electrical	\$54,600	\$48,500	\$50,400	\$43,500
Mechanical	\$54,700	\$158,200	\$130,300	\$151,500
Site Pavements	\$31,700			
Elevators/Escalators	\$52,100	\$52,100	\$52,100	\$52,100
Total	\$335,000	\$274,800	\$276,500	\$288,200
Importance Code A	\$59,800	\$6,600	\$35,900	\$6,600
Importance Code B	\$243,500	\$258,200	\$240,600	\$281,600
Importance Code C	\$31,700	\$10,000		
Total	\$335,000	\$274,800	\$276,500	\$288,200



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
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
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	18%			LIFE	**	5	\$73,800	
Metal Sect. OHD	2%			2047	**	5	\$13,700	
Pre-Cast Concrete	70%			LIFE	**	5	\$497,600	
Stucco Cement	5%			2047	**	5	\$27,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Penthouse. Bulkhead Walls At Roof Level								
Explanation : Material Is Exterior Insulation And Finish System								
Window Wall	5%			2054	**	5	\$41,000	
Windows								
Aluminum	97%			2050	**	5		
Metal Louvers	3%			2043	**	10		
Parapets								
Cast in Place Concrete	32%			LIFE	**	5	\$93,900	
Metal Panel	3%			2054	**	5	\$3,300	
Metal Rail	5%			2047	**	5-10	\$25,700	
Pre-Cast Concrete	60%			LIFE	**	5	\$107,300	
Roof								
IRMA/Protected Membrane	80%			2039	**	10	\$124,200	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
Panel/Paver: Cer/Brk	15%			2054	**	10	\$31,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter Pavers								
Explanation : Precast Concrete								
Single Ply Membrane	5%			2034	\$166,500	10	\$7,800	
Soffits								
Metal Panel	25%			2054	**	5-10	\$24,000	
Stucco Cement	75%			2047	**	5	\$26,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$87,500	
Ceramic Tile	3%			2043	**	5	\$12,000	
Sheet Vinyl/Rubber	5%			2034	\$1,370,800	5	\$30,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Patient Bathrooms								
Explanation : Slip Resistant Flooring								
Vinyl Tile	17%	Now	\$39,400	2039	**	3	\$25,500	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Penthouse								
Vinyl Tile	65%			2039	**	3	\$130,100	

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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
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	\$20,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$8,000	
Glass: Single Pane	5%			LIFE	* *	5	\$15,000	
Gypsum Board	80%			LIFE	* *	5	\$191,800	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$20,900	2047	* *	5	\$30,000	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : Throughout Basement							
AcousTileSusp.Lay-In	70%			2047	* *	5	\$280,200	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$3,100	
Gypsum Board	10%			LIFE	* *	5	\$50,000	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2054	* *			
Iron Picket	95%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$31,700	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Driveway At Front Entry							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2044	* *	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Switches Rated At 4,000 Amperes Each									
Transformers									
Dry Type		100%			2039	* *	5	\$1,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 300 Kilovolt Amperes, 480 Volts Primary, 208/ 120 Volts Secondary									
Switchgear / Switchboard									
Fused Disc Sw		50%			2044	* *	5	\$600	
Molded Case Bkrs		50%			2044	* *	5	\$3,500	

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 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
Under 600 Volts									
	Raceway								
	Conduit	100%			2044	**	1		
	Panelboards								
	Fused Disc Sw	5%			2042	**	5	\$300	
	Molded Case Bkrs	95%			2042	**	5	\$6,700	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Motor Control Center	80%			2039	**	5	\$5,800	
	Variable Frequency Drive	20%			2039	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$82,300	
	Generators								
	Diesel	100%			2037	**	1	\$103,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two Generators Rated At 2,000 Kilowatts Each								
	Batteries								
	Lead/Acid	100%			2027	\$2,600	5	\$9,900	
	Fuel Storage								
	Day Tank	2%			2042	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 60 Gallons Rated Capacity								
	Main Tank	98%			2049	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 3,000 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	\$2,981,800	10	\$171,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2034	\$426,000	10	\$24,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Flourescent Lights								
	LED	20%			2042	**			
	Egress Lighting								
	Emergency, Service	50%			2034	\$86,200	1		
	Exit, LED	50%			2049	**	1		

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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	

Lighting

Exterior Lighting

HID	15%		2034	\$196,000	10	\$100		
LED	15%		2042	* *				
No Component	70%							

Lightning Protection

Arresters/Cabling

Generic	100%		2049	* *	5	\$1,600		

Alarm

Security System

Generic	100%		2034	\$525,600	1	\$99,900		

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

Location : Hallways, Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog	100%		2034	\$722,200	1-3	\$164,800		

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

Location : Throughout The Building

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

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

Heating

Energy Source

Plant Campus Steam / PRV	100%		2044	* *	1			

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

Location : Basement

Explanation : Steam From Power Plant

Conversion Equipment

Heat Exchanger, Plate & Frame	50%		2037	* *	1	\$66,100		

Pres. Reducing Valve/LP Steam	50%		2037	* *	5	\$7,900		

Distribution

Hot Wtr Piping/Pump	50%		2042	* *	4	\$6,600		

Central Plant Steam Piping/Pmp	50%		2044	* *	4	\$9,900		

Terminal Devices

Air Handler	50%		2034	\$2,634,300	1	\$82,700		

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

Location : Basement

Explanation : See Air Conditioning Devices.

Convactor/Radiator	40%		2039	* *	1	\$34,500		

Fan Coil Unit/Heat	10%		2034	\$694,200	1	\$8,600		

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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
Heating									
	Controls								
	Digital	100%			2029	\$8,040,900			
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Whole Building					
				Explanation : Building Management System					
Air Conditioning									
	Energy Source								
	Electricity	100%			2042		* *	1	
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%	0-2	\$570,800	2037		* *	1	\$260,400
				Malfunctioning, Extent : Moderate, Area Affected : 90%					
				Location : Chiller No. 2 Guide Vanes In Basement.					
				R-134a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 3 Units In Basement					
				Repairs In Progress, Extent : N/A, Area Affected : 10%					
				Location : Chiller No. 1 In Basement					
	Distribution								
	CW & CHW Wtr	100%			2044		* *	4	\$19,800
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	\$5,432,500		1	\$165,400
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : See Heating Terminal Devices.					
	Heat Rejection								
	Water Cooling Tower	100%			2032	\$1,414,200		2	\$269,100
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : D Building Roof					
				Explanation : Located On Building D					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE		* *	2-5	\$149,100
	Exhaust Fans								
	Interior	70%			2034	\$869,200		2	\$5,700
	Roof	30%			2034	\$163,000		2	\$2,500
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044		* *	1	
	HW Heat Exchanger								
	Steam Fired	100%			2044		* *	4	\$39,700
	Sanitary Piping								
	Cast Iron	100%			LIFE		* *	1	
	Storm Drain Piping								
	Cast Iron	100%			LIFE		* *	1	
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$56,100		4	\$5,600

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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
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2034	\$146,600	4	\$10,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 5th Floor							
		Explanation : 7 Units. Cooling Unit Malfunction In Machine Room S6s01.							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$139,800	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$74,900	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : **10-Mar-2023** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,Ph**
Block : **4829** **Lot** : **1** **BIN** : **3327711**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$53,100	
Interior Architecture	\$67,400	
Electrical		\$757,300
Mechanical	\$352,400	\$856,200
Total	\$472,900	\$1,613,500
Importance Code A	\$53,100	\$57,100
Importance Code B	\$419,800	\$1,556,400
Total	\$472,900	\$1,613,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$6,900		\$1,100	\$100
Interior Architecture	\$49,100		\$9,400	\$124,700
Electrical	\$7,700	\$11,300	\$8,200	\$7,100
Mechanical	\$23,600	\$10,600	\$24,200	\$9,700
Site Enclosure	\$27,700			
Site Pavements	\$40,400			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$169,800	\$36,300	\$57,400	\$156,100
Importance Code A	\$8,500	\$900	\$2,100	\$900
Importance Code B	\$98,100	\$35,400	\$55,300	\$155,200
Importance Code C	\$63,100			
Total	\$169,800	\$36,300	\$57,400	\$156,100



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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	90%			LIFE	* *	5	\$39,700		
Metal Coiling Doors	10%			2047	* *	5	\$13,800		
Windows									
Aluminum	35%			2050	* *	5	\$100		
Metal Louvers	65%			2043	* *	10	\$1,600		
Parapets									
Metal Panel	10%			2054	* *	5	\$2,200		
No Component	90%								
Roof									
Single Ply Membrane	100%			2039	* *	10	\$53,100		
Soffits									
Stucco Cement	100%			2047	* *	5			
Interior									
Floors									
Carpet	10%			2030	\$121,500	3	\$13,100		
Cast in Place Concrete	30%			LIFE	* *	5	\$43,000		
Ceramic Tile	3%	0-2	\$2,300	2037	* *	5	\$1,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Toilets And Janitors Closet									
Quarry Tile	22%			2047	* *	5	\$21,600		
Sheet Vinyl/Rubber	15%	Now	\$67,400	2039	* *	5	\$7,400		
Seams Open/Split, Extent : Moderate, Area Affected : 5%									
Location : Kitchen									
Worn/Erode, Extent : Moderate, Area Affected : 10%									
Location : Kitchen									
Sheet Vinyl/Rubber	15%			2039	* *	5	\$14,800		
Traffic Topping	5%			2039	* *	5	\$4,100		
Interior Walls									
Ceramic Tile	10%			2037	* *	5	\$11,800		
Concrete Masonry Unit	20%			LIFE	* *	5	\$9,400		
Gypsum Board	70%			LIFE	* *	5	\$49,500		
Ceilings									
AcousTileSusp.Lay-In	35%	4+	\$7,900	2047	* *	5	\$11,300		
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Throughout									
Exposed Struc: Steel	20%			LIFE	* *				
Gypsum Board	3%			LIFE	* *	5	\$2,400		
Metal Panel	42%	Now	\$18,900	LIFE	* *	5	\$34,000		
Bent/Warped Elements, Extent : Moderate, Area Affected : 5%									
Location : Kitchen									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Kitchen									

Site Enclosure

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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
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$27,700	2054		* *		
				Corrosion/Rusting, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Impact Damage, Extent : Moderate, Area Affected : 10%					
				Location : Along East Side Of Property					
Free Standing Walls									
	Cast in Place Concrete	75%			2069		* *		
	Masonry: Brick	25%			2054		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$10,900	2047		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : West Side Of Property					
				Ponding, Extent : Moderate, Area Affected : 5%					
				Location : West Side Of Property					
				Tripping Hazard, Extent : Moderate, Area Affected : 5%					
				Location : West Side Of Property					
On-Site Walkways									
	Cast in Place Concrete	100%			2047		* *		
Parking/Driveway									
	Asphalt	90%	Now	\$29,500	2043		* *		
				Potholes, Extent : Moderate, Area Affected : 5%					
				Location : Parking Lot					
	Cast in Place Concrete	10%			2047		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 4,000 Amperes									
	Transformers								
	Dry Type	100%			2039	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 750 Kilovolt Ampere, Two 150 Kilovolt Ampere, One 30 Kilovolt Ampere All 208/480 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5	\$200	
	Raceway								
	Conduit	100%			2044	* *	1		

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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
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2042	* *	5	\$1,200	
Wiring									
	Thermoplastic	100%			2044	* *	1		
Motor Controllers									
	Locally Mounted	10%			2039	* *	5		
	Motor Control Center	85%			2039	* *	5	\$1,000	
	Variable Frequency Drive	5%			2047	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	* *	1	\$13,500	
Generators									
	Diesel	20%			2037	* *	1	\$3,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 200 Kilowatts								
	Diesel	80%			2047	* *	1	\$13,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : Emergency Generator Rated At 1,000 Kilowatts								
Batteries									
	Lead/Acid	100%			2028	\$2,600	5	\$1,600	
Fuel Storage									
	Day Tank	2%			2042	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 75 Gallons Capacity								
	Main Tank	98%			2049	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 3,000 Gallons Capacity								
Lighting									
Interior Lighting									
	Fluorescent	70%			2034	\$488,600	10	\$28,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	LED	30%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$14,100	1		
	Exit, Service	50%			2034	\$9,900	1		

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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	

Lighting

Exterior Lighting

HID	30%			2034	\$64,200	10			
No Component	70%								

Lightning Protection

Arresters/Cabling

Generic	100%			2049	* *	5		\$600	

Alarm

Security System

Generic	100%			2034	\$86,100	1		\$16,400	

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

Location : Kitchen Storage, Hallways And Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog	100%			2034	\$118,300	1-3		\$27,000	

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

Location : Throughout The Building

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

Heating

Energy Source

Plant Campus Steam / PRV	60%			2044	* *	1			

Other Observation, Extent : Light, Area Affected : 60%

Location : Basement Steam Room

Explanation : Steam Supplied From Power House

Natural Gas	40%			2054	* *	1			

Conversion Equipment

Furnace	40%			2034	\$57,100	1		\$8,700	

Other Observation, Extent : Severe, Area Affected : 40%

Location : Roof

Explanation : 2 Gasoline Fired Rooftop Units

Pres. Reducing Valve/LP Steam	60%			2037	* *	5		\$1,600	

Distribution

Central Plant Steam Piping/Pmp	60%	Now	\$15,500	2044	* *	4		\$1,300	

Insul. Deteriorating, Extent : Moderate, Area Affected : 50%

Location : Basement Steam Room

No Component	40%								

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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
Heating									
	Terminal Devices								
	Air Handler	30%			2034	\$259,000	1	\$8,100	
	Convactor/Radiator	10%			2039	* *	1	\$1,400	
	Fan Coil Unit/Heat	20%			2034	\$227,500	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Loading Area								
	Explanation : 4 Air Curtains								
	No Component	40%							
Controls									
	Electrical	100%			2029	\$255,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2034	\$251,500	2	\$1,300	
	R-22 Refrigerant, Extent : Light, Area Affected : 50%								
	Location : Roof								
	No Component	50%							
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2	\$28,500	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,400	
	Exhaust Fans								
	Interior	30%			2034	\$61,000	2	\$400	
	Roof	50%			2039	* *	2	\$700	
	Wall Unit	20%			2034	\$4,000	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2044	* *	4	\$6,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$9,200	4	\$900	
	Sewage Ejector(s)								
	Electric	100%			2034	\$24,000	4	\$1,700	
	Backflow Preventer								
	Generic	100%			2034	\$20,500	1	\$2,700	
Fixtures									
	Generic	100%							

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : 2 Units									
Fire Suppression									
Sprinkler									
	Generic	100%			2044		* *	1-2	\$12,300
Chemical System									
	No Component	60%							
	Generic	40%			2029	\$97,400	1-10	\$46,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Sets In Kitchen On 1st Floor And 1 Set In Kitchen In Basement									
Explanation : 3 Sets; 1st Set Covers 20 Square Feet (5x4), 2nd Set Covers 180 Square Feet (45x4), 3rd Set Covers 162 Square Feet (6x27).									

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 02-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,7,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327715

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$53,000	\$2,147,000
Interior Architecture	\$128,500	\$9,948,500
Electrical		\$5,140,500
Mechanical	\$120,800	\$21,078,400
Total	\$302,300	\$38,314,300
Importance Code A	\$53,000	\$2,147,000
Importance Code B	\$249,300	\$35,993,400
Importance Code C		\$173,900
Total	\$302,300	\$38,314,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$52,600		\$63,200	\$20,200
Interior Architecture	\$40,400	\$48,500	\$13,800	
Electrical	\$50,300	\$44,500	\$45,100	\$39,900
Mechanical	\$51,500	\$118,600	\$111,000	\$120,000
Elevators/Escalators	\$63,400	\$63,400	\$63,400	\$63,400
Total	\$258,100	\$275,000	\$296,500	\$243,500
Importance Code A	\$62,300	\$6,100	\$69,800	\$26,300
Importance Code B	\$174,500	\$259,900	\$226,600	\$217,200
Importance Code C	\$21,200	\$9,100		
Total	\$258,100	\$275,000	\$296,500	\$243,500



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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
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	17%			LIFE	**	5	\$90,200	
Metal Panel	5%			2054	**	5-10	\$97,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$551,600	
Stucco Cement	10%			2047	**	5	\$70,700	
Stucco Cement	5%			2047	**	5	\$35,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Penthouse. Bulkhead Wall At Roof Levels								
Explanation : Material Is Exterior Insulation And Finish System								
Window Wall	3%			2054	**	5	\$31,800	
Windows								
Aluminum	97%			2050	**	5	\$40,400	
Metal Louvers	3%			2043	**	10	\$7,800	
Parapets								
Metal Panel	5%			2054	**	5	\$4,600	
Metal Rail	15%			2047	**	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	**	5	\$89,900	
Stucco Cement	20%			2047	**	5	\$12,300	
Roof								
IRMA/Protected Membrane	20%			2039	**	10	\$16,400	
Gravel/Stone Ballast, Extent : Light, Area Affected : 100%								
Location : Throughout								
IRMA/Protected Membrane	10%	2-4	\$4,100	2039	**			
Broken Paver Blocks, Extent : Moderate, Area Affected : 5%								
Location : Cooling Tower Area								
Paver Block Ballast, Extent : Light, Area Affected : 100%								
Location : Roof Over 7th Floor								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Cooling Tower Area								
Single Ply Membrane	70%			2034	\$1,234,000	10	\$57,500	
Soffits								
Metal Panel	30%			2054	**	5-10	\$7,600	
Stucco Cement	70%			2047	**	5	\$6,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$80,300	
Ceramic Tile	2%			2043	**	5	\$7,300	
Sheet Vinyl/Rubber	5%			2034	\$1,257,200	5	\$27,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Patient Bathrooms								
Explanation : Slip Resistant Flooring								
Terrazzo	5%			LIFE	**	5	\$14,300	
Vinyl Tile	78%			2034	\$8,281,100	3	\$107,400	

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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	
Interior									
Interior Walls									
Ceramic Tile	5%			2043	* *	5	\$18,100		
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,500		
Gypsum Board	20%	Now	\$21,200	LIFE	* *	5	\$43,500		
Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Kitchen And Basement									
Gypsum Board	60%			LIFE	* *	5	\$130,400		
Granite Panels	5%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	15%	4+	\$19,200	2047	* *	5	\$27,500		
Broken/Missing Elements, Extent : Light, Area Affected : 1% Location : Basement And Service Area									
AcousTileSusp.Lay-In	70%			2047	* *	5	\$256,900		
Exposed Struc: Steel	5%			LIFE	* *				
Gypsum Board	10%			LIFE	* *	5	\$45,900		
Site Enclosure									
Fence/Gates									
Chain Link	10%			2054	* *				
Iron Picket	90%			2069	* *				
Retaining Walls									
Cast in Place Concrete	100%			2069	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2039	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2039	* *				
Parking/Driveway									
Asphalt	100%			2037	* *				

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2044	* *	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switches Rated At 3,000 Amperes And 1,600 Amperes									
Transformers									
Dry Type		100%			2039	* *	5	\$900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three 500 And Two 75 Kilovolt Amperes									
Switchgear / Switchboard									
Fused Disc Sw		80%			2044	* *	5	\$800	
Molded Case Bkrs		20%			2044	* *	5	\$1,300	

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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
Under 600 Volts									
	Raceway								
	Conduit	100%			2044	**	1		
	Panelboards								
	Fused Disc Sw	5%			2042	**	5	\$300	
	Molded Case Bkrs	95%			2042	**	5	\$6,100	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Motor Control Center	80%			2039	**	5	\$5,300	
	Variable Frequency Drive	20%			2039	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$75,500	
	Generators								
	Diesel	50%			2043	**	1	\$47,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1,250 Kilowatts							
	Diesel	50%			2037	**	1	\$47,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Rated At 2,000 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,600	5	\$9,100	
	Fuel Storage								
	Day Tank	1%			2042	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 300 Gallons Capacity							
	Day Tank	1%			2050	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 300 Gallons Capacity							
	Underground Storage	98%			LIFE	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 10,000 Gallons							
Lighting									

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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
Lighting									
	Interior Lighting								
	Fluorescent	90%			2034	\$3,516,000	10	\$202,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2034	\$195,300	10	\$11,200	
	LED	5%			2039	* *			
Egress Lighting									
	Emergency, Service	45%			2034	\$71,200	1		
	Emergency, Battery	5%			2034	\$21,600	10	\$3,000	
	Exit, LED	50%			2049	* *	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$900	
Alarm									
	Security System								
	Generic	100%			2034	\$482,000	1	\$91,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2034	\$662,300	1-3	\$151,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Power Plant							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2037	* *	1	\$60,600	
	Pres. Reducing Valve/LP Steam	50%			2037	* *	5	\$7,300	

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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
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2042	* *	4	\$6,000	
	Central Plant Steam Piping/Pmp	50%			2044	* *	4	\$9,100	
Terminal Devices									
	Air Handler	50%	Now	\$120,800	2034	\$2,416,000	1	\$68,200	
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location : Penthouse								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : See Air Conditioning Terminal Devices.								
	Convector/Radiator	40%			2039	* *	1	\$31,700	
	Fan Coil Unit/Heat	10%			2034	\$636,600	1	\$7,900	
Controls									
	Digital	100%			2032	\$7,374,400			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Whole Building								
	Explanation : Building Management System								
Air Conditioning									
Energy Source									
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	85%			2034	\$3,219,800	1	\$96,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building Z								
	Explanation : Located In Power Plant								
	Split Unit	15%			2034	\$914,600			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	\$12,100	
Terminal Devices									
	Air Handler/Cool/Ht	85%			2034	\$4,234,800	1	\$128,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : See Heating Terminal Devices.								
	No Component	15%							
Heat Rejection									
	Water Cooling Tower	85%			2032	\$1,102,400	2	\$209,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Serves Buildings D And S.								
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$136,700	

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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
Ventilation									
	Exhaust Fans								
	Interior	50%			2034	\$569,400	2	\$3,800	
	Roof	50%			2034	\$249,100	2	\$3,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2060	**	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement New Pumps							
	HW Heat Exchanger								
	Steam Fired	100%			2044	**	4	\$36,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$51,400	4	\$5,200	
	Sewage Ejector(s)								
	Electric	100%			2034	\$134,400	4	\$9,800	
	Backflow Preventer								
	Generic	100%			2034	\$114,700	1	\$15,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Six Units From Basement To 7th Floor, One Unit From Basement To Penthouse							
		Explanation : 7 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	**	1-5	\$123,600	
	Sprinkler								
	Generic	100%			2044	**	1-2	\$68,700	
	Fire Pump								
	Generic	100%			2037	**	1	\$45,800	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 01-May-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$16,756,300	\$88,300
Interior Architecture	\$65,975,600	\$654,000
Electrical	\$4,255,100	
Mechanical	\$20,097,900	\$119,100
Site Enclosure	\$922,400	
Site Pavements	\$1,724,400	\$1,214,100
Total	\$109,731,800	\$2,075,500
Importance Code A	\$16,756,300	\$88,300
Importance Code B	\$67,534,900	\$773,100
Importance Code C	\$25,440,600	\$1,214,100
Total	\$109,731,800	\$2,075,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	\$11,000		\$5,100	\$1,400
Electrical	\$42,300	\$13,100	\$13,100	\$15,700
Mechanical	\$59,700	\$11,500	\$40,800	\$14,300
Site Enclosure	\$12,300			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$139,700	\$39,000	\$73,400	\$45,800
Importance Code A				
Importance Code B	\$127,400	\$39,000	\$73,400	\$45,800
Importance Code C	\$12,300			
Total	\$139,700	\$39,000	\$73,400	\$45,800



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$400,800	LIFE	* *	5	\$32,000	
	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 Cavity	69%	Now	\$8,051,900	LIFE	* *	5	\$88,300	
	Efflorescence, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : East Elevation							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Northeast Stair Bulkhead							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : The Building Is Unoccupied And Presents Multiple Safety Hazards.							
Masonry: Granite	5%	Now	\$527,500	LIFE	* *	5	\$4,800	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%							
	Location : Base Of Building And Entrance On Kingston Avenue							
Metal Coiling Doors	5%	Now	\$715,400	2056	* *	5	\$10,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Slate Panels	3%	Now	\$187,200	LIFE	* *	5	\$2,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
	Location : Window Sills							
	Spalling, Extent : Severe, Area Affected : 60%							
	Location : Window Sills							
Window Wall	13%	Now	\$528,800	2066	* *	5	\$31,200	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Not Insulated, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	97%	Now	\$2,458,200	2061	* *	5	\$24,600	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 20%							
		Location : Lintels							
		Deteriorated Finish, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Metal Louvers	3%	Now	\$88,500	2051	* *			
		Bent/Warped Elements, Extent : Moderate, Area Affected : 50%							
		Location : South Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : South Facade							
Parapets									
	Metal Rail	100%	Now	\$343,200	2056	* *	5	\$34,600	
		Deformed/Dented, Extent : Severe, Area Affected : 25%							
		Location : Upper Roof Facing Loading Dock Side							
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 5%							
		Location : Upper Roof Facing Loading Dock Side							
Roof									
	Single Ply Membrane	100%	Now	\$3,358,500	2046	* *			1
		Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%							
		Location : Lower Roofs							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Lower Single Story Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Lower Single Story Roof							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout All Roofs							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : 2nd Floor Roof							
		Explanation : Several Sections Of Metal Flashing Are Fully Detached And Scattered Across The Roof Surface, Posing An Airborne Debris Risk During High Winds.							
Soffits									
	Cast in Place Concrete	100%	Now	\$96,300	LIFE	* *	5	\$7,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Canopy Above Loading Dock							
		Exposed Reinforcement, Extent : Severe, Area Affected : 2%							
		Location : Canopy Above Loading Dock							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Canopy Above Loading Dock							

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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
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE	* *	5	\$245,800	
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Explanation : Excessive Accumulation Of Garbage, Bird Carcasses, And Debris Present.							
		Limited Access							
	Ceramic Tile	2%			2032	\$265,400	5	\$4,500	
	Panel/Paver: Cer/Brk	35%	Now	\$7,840,200	2061	* *	5	\$88,500	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Explanation : Debris Present							
	Terrazzo	5%			LIFE	* *	5	\$17,600	
	Traffic Topping	23%	Now	\$2,583,000	2046	* *	5	\$32,300	
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Explanation : Debris Present							
	Vinyl Tile	5%	Now	\$325,100	2046	* *	3	\$4,200	
		Worn/Erode, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Wood	5%	Now	\$701,900	2076	* *	5	\$10,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	25%	Now	\$6,454,400	LIFE	* *	5	\$26,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Roof Access Door Frame							
		Explanation : Steel Frame Of The Stair Door Providing Access To The Roof Is Heavily Rusted And Partially Detached From The Wall							
	Plaster	5%	Now	\$334,100	LIFE	* *	5	\$3,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	SGFT/Glazed Masonry	70%	Now	\$17,281,100	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Various Walls And Columns On All Floors							

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2034	\$177,100	5	\$10,200	
	Exposed Struc: Concrete	5%	Now	\$1,596,500	LIFE	* *	5	\$1,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor At Concrete Beams								
	Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
	Location : 1st, 2nd Floor And Loading Dock Entrance								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : 1st Floor								
	Explanation : Reinforcing Steel Is Significantly Exposed, Heavily Corroded, And Detached From The Surrounding Concrete.								
	Exposed Struc: Concrete	90%	Now	\$28,736,500	LIFE	* *	5	\$28,600	
	Water Penetration, Extent : Moderate, Area Affected : 50%								
	Location : Various Areas At All Floors								
Site Enclosure									
	Fence/Gates								
	Chain Link	50%	Now	\$441,400	2066	* *			
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : North Side Of Building								
	Explanation : Vegetation Growth								
	Iron Picket	50%	Now	\$481,000	2086	* *			
	Concrete Curb, Extent : Severe, Area Affected : 80%								
	Location : Along Winthrop Street								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Kingston Avenue Side								
	Other Observation, Extent : Severe, Area Affected : 80%								
	Location : Along Winthrop Street								
	Explanation : Curbs Located Behind The Perimeter Fencing Are Severely Deteriorated, With Visible Cracks, Displacement, And Crumbling Edges That Further Increase The Hazard.								
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$12,300	2086	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Hatch Curb Near Steam Vent								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Steam Vent With Hatch								
	Explanation : There Is Steam Vent With Hatch On Winthrop Street Side								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$1,275,800	2056	* *			
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Winthrop Street Side								

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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	

Site Pavements

On-Site Walkways

Cast in Place Concrete 80% Now \$327,200 2056 * *

Tripping Hazard, Extent : Severe, Area Affected : 50%

Location : Concrete Walkway Leading To The Main Entrance

Other Observation, Extent : Severe, Area Affected : 10%

Location : Kings Avenue

Explanation : Large Tree Located Along The Property Line Heavily Tilted Toward The Public Sidewalk

Masonry: Granite 20% LIFE * *

Parking/Driveway

Cast in Place Concrete 100% Now \$121,400 2034 \$1,214,100

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Entrance To Parking 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

Under 600 Volts

Service Equipment

Not Accessible 100%

Switchgear / Switchboard

Not Accessible 100%

Raceway

Conduit 100% Now \$186,300 2066 * * 1

Corroded, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Supports Broken/Missing, Extent : Severe, Area Affected : 100%

Location : Throughout The Building

Panelboards

Fused Disc Sw 5% Now \$8,400 2061 * * 5 \$100

Suspect Water Damage, Extent : Severe, Area Affected : 100%

Location : First Floor

Molded Case Bkrs 95% Now \$158,800 2061 * * 5 \$1,800

Covers Missing, Extent : Severe, Area Affected : 75%

Location : Throughout The Building

Enclosure Corroded, Extent : Severe, Area Affected : 80%

Location : Throughout The Building

Suspect Water Damage, Extent : Severe, Area Affected : 80%

Location : Throughout The Building

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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
Under 600 Volts									
Wiring									
	Braided Cloth	80%	Now	\$227,100	2061	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Suspect Water Damage, Extent : Severe, Area Affected : 50%							
		Location : Throughout The Building							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Vandalized							
	Thermoplastic	20%	Now	\$56,800	2066	* *	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Vandalized							
Motor Controllers									
	Locally Mounted	20%	Now	\$86,900	2056	* *	5	\$100	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Motor Control Center	80%	Now	\$228,600	2056	* *	5	\$1,500	
		Enclosure Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	96%	Now	\$2,296,700	2046	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 90%							
		Location : Throughout The Building							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Throughout The Building							
		Explanation : Temporary Lighting Installed For Interior Lighting							
	Incandescent	4%	Now	\$105,900	2046	* *	2	\$100	
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%	Now	\$132,000	2046	* *			
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Exit, Service	50%	Now	\$33,900	2046	* *	1		
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							

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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	

Lighting

Exterior Lighting

HID

30% Now \$123,100 2046 * *

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Building Perimeter*

No Component

70%

Alarm

Security System

Generic

100% Now \$275,100 2046 * * 1 \$47,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Building Exterior**Explanation : CCTV System Is Not Functioning*

Fire/Smoke Detection

Generic, Digital

100% Now \$378,000 2046 * * 1-3 \$78,400

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Throughout The Building*

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

Heating

Energy Source

Plant Campus Steam /
PRV

100% Now \$21,800 2066 * * 1

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Basement**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Steam Is Supplied By Power Plant Building*

Conversion Equipment

Not Accessible

100%

Distribution

Steam Piping/Pump

100% Now \$1,259,100 2066 * *

*Corroded, Extent : Severe, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

60% Now \$1,775,400 2046 * * 1 \$50,100

*Broken, Extent : Severe, Area Affected : 100%**Location : Mechanical Rooms*

Convactor/Radiator

30% Now \$385,700 2056 * * 1 \$13,100

*Corroded, Extent : Severe, Area Affected : 100%**Location : Throughout*

Unit Heater - Steam

10% Now \$89,400 2046 * * 4 \$1,400

*Broken, Extent : Severe, Area Affected : 100%**Location : Loading Area*

Air Conditioning

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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
Air Conditioning									
	Energy Source								
	Electricity	100%	Now	\$432,100	2061	**	1		
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Conversion Equipment									
	Split Unit	80%	Now	\$2,987,100	2046	**			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Offices							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Offices							
	Window/Wall Unit	20%	Now	\$119,100	2036	\$119,100	1		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Various Locations							
Heat Rejection									
	Air Cooled Condenser Unit	80%	Now	\$364,200	2046	**	2	\$66,900	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Building Exterior							
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$6,905,900	LIFE	**	2-5	\$83,700	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Exhaust Fans									
	Interior	50%	Now	\$348,700	2046	**	2	\$1,800	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Rooms And Other Locations							
	Roof	50%	Now	\$152,600	2046	**	2	\$1,800	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roofs							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$2,019,500	2066	**	1		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,980,700	LIFE	**	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$554,500	LIFE	**	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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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
Plumbing								
Sump Pump(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Toilet Rooms								
Explanation : Broken								
Booster Pump w/Tank								
Generic	100%	Now	\$37,900	2046	* *	1	\$14,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Building Exterior								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : From 1st To 3rd Floor								
Explanation : Two Units. Broken								
Fire Suppression								
Standpipe								
Generic	100%	Now	\$724,000	2066	* *	1-5	\$53,300	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Staircases								

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 01-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,8,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$663,800	\$7,471,300
Interior Architecture	\$19,650,400	\$1,168,300
Electrical	\$5,436,200	\$4,774,200
Mechanical	\$8,467,300	\$30,809,700
Total	\$34,217,600	\$44,223,600
Importance Code A	\$663,800	\$7,947,900
Importance Code B	\$32,979,100	\$36,044,600
Importance Code C	\$574,800	\$231,000
Total	\$34,217,600	\$44,223,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$28,700		\$96,400	
Interior Architecture	\$40,000		\$22,800	\$77,300
Electrical	\$159,300	\$109,400	\$100,200	\$99,000
Mechanical	\$247,500	\$59,900	\$111,100	\$91,600
Site Enclosure	\$26,200			
Elevators/Escalators	\$77,800	\$77,800	\$77,800	\$77,800
Total	\$579,400	\$247,100	\$408,200	\$345,600
Importance Code A	\$91,800		\$97,500	
Importance Code B	\$438,800	\$247,100	\$310,800	\$345,600
Importance Code C	\$48,800			
Total	\$579,400	\$247,100	\$408,200	\$345,600



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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
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$55,900	
	Concrete Masonry Unit	3%			LIFE	**	5	\$10,500	
	Masonry: Brick	75%			LIFE	**	5	\$419,500	
	Efflorescence, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Limestone	5%			LIFE	**	5	\$21,000	
	Metal Panel	10%			2034	\$6,407,900	5-10	\$384,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : These Are Actually Lead Panels.								
	Stucco Cement	3%			2039	**	5	\$42,000	
	Window Wall	2%			2054	**	5	\$42,000	
Windows									
	Aluminum	98%			2042	**	5	\$229,300	
	Steel	2%	Now	\$110,500	2042	**	5	\$29,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Building C Stair At Penthouse								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Building C Stair At Penthouse								
Parapets									
	Copper/Terne	2%			2054	**	5	\$4,400	
	Masonry: Brick	55%			LIFE	**	5	\$24,700	
	Masonry: Limestone	13%			LIFE	**	5	\$7,400	
	Metal Rail	15%			2039	**	5-10	\$121,800	
	Metal: Cage/Fence	15%			2039	**	5-10	\$52,200	
Roof									
	Clay Tile	20%	Now	\$28,700	2054	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : On Buildings A, B And C								
	Copper/Terne	3%			2049	**	10	\$21,800	
	Modified Bitumen	72%			2039	**	10	\$209,200	
	Sloped Glazing	5%	Now	\$50,600	LIFE	**	5	\$193,700	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
	Location : Medical Records								
Soffits									
	Stucco Cement	100%			2047	**	5		

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	1%			2033	\$187,600	3	\$20,300		
Cast in Place Concrete	10%			LIFE	**	5	\$221,700		
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Basement Throughout								
Ceramic Tile	3%	4+	\$89,700	2037	**	5	\$15,200		
	Worn/Erode, Extent : Light, Area Affected : 10%								
	Location : Toilets Throughout								
Quarry Tile	5%	4+	\$195,200	2039	**	5	\$38,000		
	Worn/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse At Buildings A, B, C And Throughout								
Raised Access Floor	1%	0-2	\$12,300	2037	**	5	\$19,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Ground Floor Information Technology Office								
	Loose/Delam Surface, Extent : Light, Area Affected : 5%								
	Location : Ground Floor Information Technology Office								
Sheet Vinyl/Rubber	3%			2039	**	5	\$45,600		
Terrazzo	20%	4+	\$396,800	LIFE	**	5	\$158,300		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Corridors At Buildings A, B, And C								
Vinyl Tile	37%	0-2	\$216,900	2039	**	3	\$140,600		
	Worn/Erode, Extent : Moderate, Area Affected : 10%								
	Location : At Buildings A, B, C And Throughout								
Vinyl Tile 9" X 9"	20%	Now	\$339,400	2029	\$16,970,300	3	\$76,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Penthouse At Buildings A, B, C And Corridors								
	Loose Units, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse At Buildings A, B, C And Corridors								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Penthouse At Buildings A, B, C And Corridors								
Interior Walls									
Cast in Place Concrete	5%	Now	\$72,100	LIFE	**				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Electrical Room And Basement Throughout								
Ceramic Tile	5%			2037	**	5	\$45,300		
Concrete Masonry Unit	10%			LIFE	**	5	\$36,200		
Gypsum Board	25%			LIFE	**	5	\$135,900		
Plaster	35%	Now	\$161,600	LIFE	**	5	\$95,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse Buildings A, B, C And Throughout								
SGFT/Glazed Masonry	20%	Now	\$341,100	LIFE	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Basement								

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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
Interior									
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$85,400	2039	**	5	\$158,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout Buildings A, B, C							
	AcousTileSusp.Lay-In	25%	Now	\$88,200	2047	**	5	\$126,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout Buildings A, B, C							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Throughout Buildings A, B, C							
	Exposed Struc: Concrete	7%			LIFE	**	5	\$11,100	
	Plaster	43%	0-2	\$693,800	LIFE	**	5	\$272,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Throughout Buildings A, B, C							
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : At Buildings A, B, C And Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2054	**			
	Iron Picket	85%	Now	\$13,300	2054	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : Along Clarkson Avenue							
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Along Clarkson Avenue							
		Impact Damage, Extent : Light, Area Affected : 5%							
		Location : Along Clarkson Avenue							
	Masonry: Brick	5%			2044	**			
Free Standing Walls									
	Masonry: Brick	50%	Now	\$8,200	2054	**			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Planters In Front Of Buildings							
	Masonry: Fieldstone	50%	Now	\$4,600	2054	**			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Along Clarkson Avenue							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along Clarkson Avenue							
		Explanation : Material Is Granite							
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			
Parking/Driveway									
	Asphalt	100%			2043	**			

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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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	70%			2034	\$476,600	5	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each							
	Fused Disc Sw	30%	2-4	\$45,300	2064	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Service Disconnect Switch Rated At 1,200 Amperes. On Extended Life							
Transformers									
	Dry Type	70%			2032	\$19,600	5	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 150 Kilovolt Amperes, 480 Volts Primary, 277/120 Volts Secondary							
	Dry Type	30%			2039	* *	5	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 Kilovolt Amperes, 480 Volts Primary, 277/ 120 Volts Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	30%			2034	\$204,200	5	\$800	
	Molded Case Bkrs	70%	2-4	\$476,600	2064	* *	5	\$5,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
Raceway									
	Conduit	80%			2034	\$573,800	1		
	Conduit	20%			2054	* *	1		
Panelboards									
	Fused Disc Sw	10%			2033	\$75,200	5	\$1,400	
	Fused Disc Sw	10%			2050	* *	5	\$1,400	
	Molded Case Bkrs	70%	2-4	\$526,600	2059	* *	5	\$5,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Molded Case Bkrs	10%			2050	* *	5	\$1,600	
Wiring									
	Braided Cloth	70%	0-2	\$747,400	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2054	* *	1		
Motor Controllers									
	Locally Mounted	20%			2032	\$148,900	5	\$800	
	Locally Mounted	30%			2039	* *	5	\$1,200	
	Motor Control Center	20%			2032	\$274,300	5	\$3,300	
	Variable Frequency Drive	30%			2047	* *			

Ground

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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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$8,800	
Stand-by Power									
	Transfer Switches								
	Automatic	30%			2039	**	1	\$55,300	
	Automatic	70%			2047	**	1	\$129,000	
	Generators								
	Diesel	100%			2037	**	1	\$231,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 750 Kilowatts								
	Batteries								
	Lead/Acid	100%			2027	\$2,600	5	\$22,200	
	Fuel Storage								
	Day Tank	1%			2042	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallons Rated Capacity								
	Main Tank	99%			2037	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 30,000 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	\$2,862,300	10	\$164,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	40%			2039	**	10	\$219,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	LED	30%			2042	**			
	Egress Lighting								
	Emergency, Service	45%			2034	\$173,800	1		
	Emergency, Battery	5%			2034	\$52,600	10	\$7,200	
	Exit, LED	40%			2049	**	1		
	Exit, Service	10%			2034	\$27,000	1		
	Exterior Lighting								
	HID	15%			2029	\$438,900	10	\$300	
	LED	15%			2042	**			
	No Component	70%							
Alarm									

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

Alarm

Security System					
Generic	100%	2034	\$1,177,200	1	\$223,700

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

Location : Hallways, Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog	100%	2034	\$1,617,500	1-3	\$369,100

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

Location : Throughout The Building

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

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

Heating

Energy Source					
Plant Campus Steam / PRV	100%	2034	\$87,000	1	

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

Location : Basement

Explanation : Steam Provided By Power House

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%	2037	**	5	\$35,600

Distribution

Central Plant Steam Piping/Pmp	100%	2054	* *	4	\$29,500

Terminal Devices

Air Handler	20%	0-2	\$47,200	2029	\$2,360,100	1	\$66,700

On Extended Life, Extent : Moderate, Area Affected : 20%

Location : Various

Convactor/Radiator	80%	2032	\$4,102,200	1	\$154,700

Controls

Digital	100%	2032	\$18,009,800

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

Location : Whole Building

Explanation : Building Management System

Air Conditioning

Energy Source				
Electricity	100%	2042	**	1

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

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

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

HEALTH AND HOSPITALS CORP. - 819
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
Air Conditioning									
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	10%	Now	\$102,200	2028	\$1,021,700	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various							
	Reciprocating Compr/Chiller	10%	Now	\$46,300	2029	\$925,100	1	\$25,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 10% Location : B Building Basement							
	Ext Pkg Unit - Heating/Cooling	20%			2039	* *	2	\$7,300	
	Split Unit	10%			2039	* *			
	Window/Wall Unit	50%			2029	\$1,187,800	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	10%			2044	* *	4	\$4,400	
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2029	\$1,216,800	1	\$37,000	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$334,000	
Exhaust Fans									
	Interior	40%	0-2	\$111,200	2029	\$1,112,500	2	\$5,900	
		Unit Inoperable, Extent : Severe, Area Affected : 10% Location : Various Locations							
	Roof	60%			2034	\$730,100	2	\$11,000	
Plumbing									
	H/C Water Piping Brass/Copper	100%			2044	* *	1		
	HW Heat Exchanger Steam Fired	100%			2034	\$3,032,200	4	\$59,200	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2029	\$125,500	4	\$12,700	
	Sewage Ejector(s) Electric	100%			2029	\$328,300	4	\$23,800	
		Damaged, Extent : Moderate, Area Affected : 25% Location : Basement One Motor Needs To Be Replaced							
	Fixtures Generic	100%							
Vertical Transport									

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : A And C Buildings. Six Passengers Units From Basement To Roof, Three Freight Units From Basement To 10th Floor									
Explanation : 9 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2034	\$2,887,400	1-5	\$302,000	
Sprinkler									
	No Component	80%							
	Generic	20%			2034	\$1,734,400	1-2	\$33,600	

*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.*

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Address : 591 KINGSTON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.260 / 4123 **Yr Built/Renovated** : 1992 / 2010
Area Sq Ft : 48,358 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$150,700	
Interior Architecture		\$2,247,300
Electrical		\$987,700
Mechanical	\$1,454,200	\$1,807,300
Site Pavements	\$104,100	
Total	\$1,709,000	\$5,042,300
Importance Code A	\$150,700	
Importance Code B	\$1,454,200	\$4,965,600
Importance Code C	\$104,100	\$76,600
Total	\$1,709,000	\$5,042,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			\$1,700	\$2,200
Interior Architecture	\$54,900	\$3,400	\$5,400	\$7,200
Electrical	\$12,000	\$8,800	\$8,700	\$7,900
Mechanical	\$11,000	\$5,200	\$13,900	\$5,800
Site Pavements	\$10,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$95,800	\$24,600	\$36,900	\$30,400
Importance Code A	\$1,400		\$1,800	\$2,200
Importance Code B	\$83,700	\$22,300	\$35,100	\$28,100
Importance Code C	\$10,600	\$2,300		
Total	\$95,800	\$24,600	\$36,900	\$30,400



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 SUPPORT OFFICE 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
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	98%	Now	\$81,000	LIFE	* *	5	\$44,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : East Facade At Window Sills							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	2%			2054	* *	5-10	\$6,200	
Windows									
	Aluminum	100%			2050	* *	5	\$4,500	
Roof									
	Single Ply Membrane	100%			2039	* *	10	\$69,800	
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	* *	5	\$11,100	
	Ceramic Tile	3%			2043	* *	5	\$2,200	
	Sheet Vinyl/Rubber	10%			2034	\$495,800	5	\$10,900	
	Vinyl Tile	80%	Now	\$33,500	2034	\$1,674,900	3	\$21,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Corridors And 2nd Floor Open Offices							
Interior Walls									
	Ceramic Tile	3%			2043	* *	5	\$4,700	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$9,300	
	Gypsum Board	82%			LIFE	* *	5	\$76,600	
Ceilings									
	AcousTileSusp.Lay-In	85%	4+	\$21,400	2039	* *	5	\$30,800	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 1st Floor Corridors Throughout							
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$9,000	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%			2054	* *			
	Aluminum Rail	20%			2039	* *	5-10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Roof Perimeter Guard Rail							
	Chain Link	40%			2054	* *			
Free Standing Walls									
	Masonry: Brick	100%			2054	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2069	* *			
Site Pavements									

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE 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	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$10,600	2047	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Throughout</i>					

Parking/Driveway

Asphalt	100%	0-2	\$104,100	2037	* *	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</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	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2044	**	5	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
<i>Location : Electrical Room</i>					
<i>Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes</i>					

Transformers

Dry Type	100%	2039	**	5	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
<i>Location : Electrical Room</i>					
<i>Explanation : 500 Kilovolt Ampere, 480/277 Volts</i>					

Switchgear / Switchboard

Fused Disc Sw	100%			2044	* *		5	\$200	

Raceway

Conduit	100%			2044	* *		1		

Panelboards

Molded Case Bkrs	100%			2042	* *		5	\$1,300	

Wiring

Thermoplastic	100%			2044	* *		1		

Motor Controllers

Locally Mounted	100%			2039	* *		5	\$300	

Ground

Grounding Devices

Generic	100%			LIFE	* *		5	\$700	

Stand-by Power

Transfer Switches

Automatic	100%			2039	* *		1	\$14,900	

Generators

Diesel	100%	2037	**	1	\$18,700
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
<i>Location : Outside The Building</i>					
<i>Explanation : Emergency Generator Rated At 53 Kilowatts</i>					

Batteries

Lead/Acid	100%			2027	\$2,600		5	\$1,800	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Fuel Storage									
	Day Tank	1%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : 100 Gallons Capacity									
	Underground Storage	99%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Underground									
Explanation : 30,000 Gallons Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	80%			2034	\$691,200	10	\$35,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	LED	20%			2042	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$15,600	1		
	Exit, Service	50%			2034	\$10,900	1		
	Exterior Lighting								
	HID	30%			2034	\$70,900	10		
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$700	
Alarm									
	Security System								
	Generic	100%			2034	\$95,000	1	\$18,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
	Fire/Smoke Detection								
	Generic, Analog	100%			2034	\$130,600	1-3	\$29,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns									

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE 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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Steam Room Explanation : Steam Supplied From Power House							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$2,900	
	Distribution								
	Hot Wtr Piping/Pump	4%			2042	**	4	\$100	
	Hot Wtr Piping/Pump	21%			2042	**	4	\$500	
	Central Plant Steam Piping/Pmp	50%			2044	**	4	\$1,800	
	Steam Piping/Pump	2%	0-2	\$4,900	2044	**			
		Controller Not Working, Extent : Severe, Area Affected : 100% Location : Control Valve In Manual Mode At Both Rooftop Units.							
	Steam Piping/Pump	23%			2044	**			
	Terminal Devices								
	Air Handler	75%			2034	\$714,600	1	\$22,400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 2 Units							
	Fan Coil Unit/Heat	25%			2034	\$313,800	1	\$3,900	
	Controls								
	Digital	100%			2029	\$1,454,200			
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Whole Building Explanation : Building Management System							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%			2034	\$680,600	2	\$2,400	
	Split Unit	2%			2034	\$24,000			
	No Component	18%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,000	
	Exhaust Fans								
	Roof	100%			2034	\$98,200	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		

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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 SUPPORT OFFICE 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
Plumbing									
	Water Heater With Tanks Electric	100%			2032	\$49,500	4		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : 80 Gallon Water Heater						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer Generic	100%			2034	\$22,600	1	\$3,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Enclosure Near Sidewalk						
			Explanation : Reduced Pressure Zone Device Located Outside						
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 2nd Floor						
			Explanation : One Unit						
Fire Suppression									
	Standpipe Generic	100%			2054	* *	1-5	\$25,300	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Address : 594 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.280 / 4433 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 175,707 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
Block : 4829 **Lot** : 1 **BIN** : 3327678

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$66,900	\$726,100
Interior Architecture	\$145,200	\$5,157,300
Electrical		\$2,610,300
Mechanical	\$2,037,300	\$3,790,300
Total	\$2,249,300	\$12,284,000
Importance Code A	\$66,900	\$726,100
Importance Code B	\$2,127,400	\$7,358,900
Importance Code C	\$55,100	\$4,199,000
Total	\$2,249,300	\$12,284,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$9,900		\$19,800	\$25,700
Interior Architecture	\$100,900		\$8,200	\$38,800
Electrical	\$42,200	\$28,600	\$29,800	\$31,900
Mechanical	\$54,500	\$94,900	\$62,000	\$122,200
Site Enclosure	\$20,000			
Site Pavements	\$34,600			
Elevators/Escalators	\$29,800	\$29,800	\$29,800	\$29,800
Total	\$291,700	\$153,300	\$149,700	\$248,400
Importance Code A	\$15,100		\$20,200	\$25,700
Importance Code B	\$234,600	\$153,300	\$129,400	\$203,600
Importance Code C	\$42,000			\$19,100
Total	\$291,700	\$153,300	\$149,700	\$248,400



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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
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
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	88%			LIFE	**	5	\$113,600	
	Metal Panel	5%			2054	**	5-10	\$44,400	
	Metal Coiling Doors	2%			2047	**	5	\$8,100	
	Pre-Cast Concrete	2%			LIFE	**	5	\$8,400	
	Window Wall	3%			2054	**	5	\$14,500	
Windows									
	Aluminum	95%			2050	**	5	\$51,400	
	Metal Louvers	5%			2043	**	10	\$16,900	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$8,800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Roof									
	Roll Roofing	100%			2035	\$545,500	5	\$133,800	
Soffits									
	Metal Panel	5%			2054	**	5-10	\$1,700	
	Stucco Cement	95%			2047	**	5	\$11,700	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$57,500	
	Ceramic Tile	5%			2037	**	5	\$13,200	
	Quarry Tile	10%	Now	\$40,500	2047	**	5	\$19,700	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5% Location : Basement Kitchen							
	Sheet Vinyl/Rubber	5%	Now	\$90,100	2034	\$900,800	5	\$9,900	
		Seams Open/Split, Extent : Moderate, Area Affected : 15% Location : Occupational Therapy Room							
	Terrazzo	5%			LIFE	**	5	\$10,300	
	Traffic Topping	5%			2039	**	5	\$16,400	
	Vinyl Tile	60%			2039	**	3	\$78,900	
Interior Walls									
	Cast in Place Concrete	3%			LIFE	**			
	Ceramic Tile	5%	Now	\$55,100	2043	**	5	\$9,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Food Cart Wash Down Area In Basement Kitchen							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% Location : Food Cart Wash Down In Basement Kitchen And Showers							
	Concrete Masonry Unit	15%			LIFE	**	5	\$22,900	
	Fabric on Framing	10%			2035	\$4,049,800	5	\$19,100	
	Folding Partition	2%			2050	**	5	\$19,100	
	Gypsum Board	65%			LIFE	**	5	\$149,100	

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	65%	4+	\$34,100	2047	* *	5	\$48,900	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$2,400	
	Gypsum Board	25%			LIFE	* *	5	\$47,100	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%	Now	\$8,700	2054	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Chain Link	10%	Now	\$1,900	2044	* *			
		Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Parking Lot Gate							
	Iron Picket	45%	0-2	\$9,400	2054	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	5%			2054	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2069	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$12,500	2047	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$22,000	2047	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Front Entry							
Parking/Driveway									
	Asphalt	100%			2037	* *			
Activity Yard									
	Cast in Place Concrete	100%			2047	* *			

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

Under 600 Volts

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	**	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Switches Rated 4,000 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	**	5	\$800	
	Raceway								
	Conduit	100%			2044	**	1		
	Panelboards								
	Fused Disc Sw	10%			2042	**	5	\$400	
	Molded Case Bkrs	90%			2042	**	5	\$4,200	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Locally Mounted	5%			2039	**	5	\$100	
	Motor Control Center	90%			2032	\$360,000	5	\$4,300	
	Variable Frequency Drive	5%			2051	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$54,100	
	Generators								
	Diesel	100%			2037	**	1	\$68,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 750 Kilowatts							
	Batteries								
	Lead/Acid	100%			2027	\$2,600	5	\$6,500	
	Fuel Storage								
	Day Tank	5%			2042	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 100 Gallons Rated Capacity							
	Underground Storage	95%			LIFE	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 2,500 Gallons Rated Capacity							
Lighting									

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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
Lighting									
	Interior Lighting								
	Fluorescent	60%			2034	\$1,679,500	10	\$96,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	40%			2042	* *			
Egress Lighting									
	Emergency, Service	40%			2034	\$45,300	1		
	Emergency, Battery	10%			2034	\$30,900	10	\$4,200	
	Exit, LED	10%			2049	* *	1		
	Exit, Service	40%			2034	\$31,700	1		
Exterior Lighting									
	HID	15%			2034	\$128,800	10	\$100	
	LED	15%			2042	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2049	* *	5	\$800	
Alarm									
	Security System								
	Generic	100%			2034	\$345,400	1	\$65,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2042	* *	1-3	\$111,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations , Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	* *	1		
		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%			2037	* *	5	\$10,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Steam Room							
		Explanation : 3 Heat Exchangers For Radiators, Heating Coils And Kitchen.							

Note : 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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2050	* *	4	\$4,300	
	Central Plant Steam Piping/Pmp	50%			2044	* *	4	\$6,500	
Terminal Devices									
	Air Handler	50%			2034	\$1,731,000	1	\$54,300	
	Convactor/Radiator	40%			2039	* *	1	\$22,700	
	Fan Coil Unit/Heat	10%			2034	\$456,100	1	\$5,700	
Controls									
	Electrical	100%			2029	\$1,022,800			
Air Conditioning									
Energy Source									
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2037	* *	1	\$95,100	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Mechanical Equipment Room In Basement								
	Centrifugal, Elec Chiller	48%			2037	* *	1	\$91,300	
	Split Unit	2%			2034	\$87,400			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Unit Undersized								
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$13,000	
Terminal Devices									
	Air Handler/Cool/Ht	25%	2-4	\$535,500	2039	* *	1	\$24,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Acu - 2 In Basement.								
	Explanation : Inadequate Cooling Due To High Cooling Water Temperatures From Chillers								
	Air Handler/Cool/Ht	75%			2039	* *	1	\$81,500	
Heat Rejection									
	Water Cooling Tower	100%			2032	\$929,300	2	\$176,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	98%	2-4	\$158,400	LIFE	* *	2-5	\$96,000	
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Faulty Operation Of Variable Air Volume Boxes Throughout.								
	No Component	2%							
Exhaust Fans									
	Interior	50%			2034	\$408,000	2	\$2,700	
	Roof	50%			2034	\$178,500	2	\$2,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	* *	1		

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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
Plumbing									
	HW Heat Exchanger Steam Fired	100%	4+	\$89,000	2054	* *	4	\$17,400	
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Control Valve Leaking At Kitchen Unit.									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units For Domestic Use And 1 Unit For Kitchen.									
	Sanitary Piping Cast Iron	100%	4+	\$231,800	LIFE	* *	1		
Corroded, Extent : Light, Area Affected : 100%									
Location : Basement									
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2034	\$36,800	4	\$3,700	
	Sewage Ejector(s) Electric	100%			2042	* *	4	\$7,000	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Basement									
	Backflow Preventer Generic	100%			2039	* *	1	\$10,800	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	75%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 80%									
Location : Basement To 5th Floor									
Explanation : 3 Units. Obsolete Equipment. Cooling Unit In Machine Room Faulty.									
	Hydraulic	25%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 20%									
Location : Basement To 1st Floor									
Explanation : One Unit									
Fire Suppression									
	Standpipe Generic	100%			2060	* *	1-5	\$91,900	
	Sprinkler Generic	100%			2054	* *	1-2	\$49,200	
	Fire Pump Generic	100%			2043	* *	1	\$32,800	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 14-May-2025 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3,4,5
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$592,800	\$629,400
Interior Architecture	\$16,139,100	\$929,400
Electrical		\$766,400
Mechanical		\$1,502,500
Total	\$16,731,900	\$3,827,600
Importance Code A	\$592,800	\$629,400
Importance Code B	\$15,974,400	\$3,198,200
Importance Code C	\$164,700	
Total	\$16,731,900	\$3,827,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$58,900			
Interior Architecture	\$10,900			
Electrical	\$28,300	\$28,300	\$38,000	\$28,300
Mechanical	\$11,300	\$5,700	\$5,700	\$11,300
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$124,300	\$48,900	\$58,500	\$54,500
Importance Code A	\$58,900			
Importance Code B	\$54,500	\$48,900	\$58,500	\$54,500
Importance Code C	\$10,900			
Total	\$124,300	\$48,900	\$58,500	\$54,500



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
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
Exterior									
Exterior Walls									
	Cast in Place Concrete	85%			LIFE	* *	5	\$440,100	
	Masonry: Brick Cavity	15%			LIFE	* *	5	\$15,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Bulkheads, Building Corner Near Fence Gate									
Parapets									
	Cast in Place Concrete	90%	Now	\$372,800	LIFE	* *	5	\$409,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	10%			LIFE	* *	5-10	\$30,100	
Roof									
	Cast in Place Concrete	95%	Now	\$25,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Modified Bitumen	3%			2036	\$39,200	10	\$3,400	
	Single Ply Membrane	2%			2036	\$49,000	10	\$2,300	
Interior									
Floors									
	Cast in Place Concrete	100%	Now	\$3,531,500	LIFE	* *	5	\$867,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Potholes And Cracks Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : 2nd, 3rd And 4th Floors Throughout									
Interior Walls									
	Cast in Place Concrete	85%	Now	\$164,700	LIFE	* *			
Exposed Reinforcement, Extent : Severe, Area Affected : 2%									
Location : Near Column 2h South, Columns Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Stairwells And Bulkheads									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stairwells And Bulkheads									
Other Observation, Extent : Severe, Area Affected : 2%									
Location : Column 2h South With Exposed									
Explanation : Exposed, Protruding Rebar-posing Both Structural And Protruding Object Hazards At The Edge Of The Parking Level.									
	Cast in Place Concrete	10%			LIFE	* *	10	\$6,100	
	Masonry: Brick	5%	Now	\$4,900	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Close To Stairwell T									
Caulking Deteriorated, Extent : Severe, Area Affected : 5%									
Location : 4th Floor									

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

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

Interior

Ceilings

Exposed Struc: Concrete 100% Now \$12,442,900 LIFE * * 5 \$62,000

Cracking/Crumbling, Extent : Severe, Area Affected : 10%

Location : Underside Of A Concrete Slab Above A Vehicle Parking Area And At Several Locations Throughout

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

Location : Throughout

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

Under 600 Volts

Raceway

Conduit 100% 2036 \$55,600 1

Panelboards

Molded Case Bkrs 100% 2044 * * 5 \$8,000

Wiring

Thermoplastic 100% 2036 \$114,300 1

Lighting

Interior Lighting

Fluorescent 1% 2036 \$22,500 10 \$2,800

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Electrical Closets

LED 99% 2044 * *

Egress Lighting

Emergency, Service 50% 2044 * * 1

Exit, Service 50% 2044 * * 1

Exterior Lighting

LED 10% 2044 * *

No Component 90%

Alarm

Security System

Generic 100% 2036 \$596,400 1 \$113,300

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

Location : Throughout The Building

Explanation : CCTV Surveillance System

Fire/Smoke Detection

Generic, Digital 100% 2041 * * 1-3 \$187,000

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

Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	5%			2052	* *	1		
	No Component	95%							
Conversion Equipment									
	Split Unit	5%			2041	* *			
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Elevator Machine Room					
	No Component	95%							
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st To 5th Floor					
				Explanation : 2 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2036	\$1,462,800	1-5	\$158,700	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 14-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,8,9,10,11
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$15,910,300	\$1,559,700
Interior Architecture	\$3,879,100	\$38,899,700
Electrical		\$9,004,400
Mechanical	\$10,577,200	\$69,308,400
Site Pavements	\$333,200	
Total	\$30,699,800	\$118,772,100
Importance Code A	\$15,910,300	\$2,853,200
Importance Code B	\$12,894,500	\$104,108,400
Importance Code C	\$1,895,000	\$11,810,500
Total	\$30,699,800	\$118,772,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$55,100			
Interior Architecture	\$116,100		\$93,200	\$187,700
Electrical	\$229,700	\$166,900	\$199,000	\$179,800
Mechanical	\$323,500	\$256,100	\$237,700	\$156,500
Site Enclosure	\$8,800			
Site Pavements	\$10,500			
Elevators/Escalators	\$196,800	\$196,800	\$196,800	\$196,800
Total	\$940,500	\$619,700	\$726,700	\$720,800
Importance Code A	\$55,100		\$21,500	
Importance Code B	\$827,400	\$619,700	\$679,700	\$720,800
Importance Code C	\$58,000		\$25,500	
Total	\$940,500	\$619,700	\$726,700	\$720,800



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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	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	93%	Now	\$7,007,700	LIFE	**	5	\$768,400		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Window Wall	7%			2046	**	5	\$216,900		
Windows									
Aluminum	100%	Now	\$7,714,100	2061	**	5	\$77,300		
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
	Location : Glass Gasket Damaged Throughout								
Parapets									
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$361,100		
Metal Rail	10%			2041	**	5-10	\$112,200		
Pre-Cast Concrete	5%			LIFE	**	5	\$39,100		
Roof									
IRMA/Protected Membrane	58%	Now	\$633,200	2044	**				
	Broken Paver Blocks, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Roof Near Access Door								
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Roof								
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%								
	Location : 3rd Floor Roof								
Modified Bitumen	25%			2041	**	10	\$110,200		
Plaza Roof: Stone Panels	3%	Now	\$35,600	2046	**				
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Basement Locker Room								
Roll Roofing	7%	Now	\$83,900	2038	**	5	\$25,700		
	Worn/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Bulkheads								
Skylight, Metal/Glass	7%			2062	**	10	\$102,800		
Soffits									
Cast in Place Concrete	100%			LIFE	**	5	\$326,400		

Interior

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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
Interior									
Floors									
	Carpet	10%			2032	\$2,867,000	3	\$309,600	
	Cast in Place Concrete	10%	Now	\$275,800	LIFE	**	5	\$338,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Mechanical And Electrical Rooms Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Annex Basement Storage Area									
	Ceramic Tile	3%			2039	**	5	\$46,400	
	Mosaic Tile	2%			2049	**	5	\$77,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Bathrooms									
Explanation : Location Noted									
	Panel/Paver: Cer/Brk	10%			2044	**	5	\$348,300	
	Sheet Vinyl/Rubber	5%			2041	**	5	\$116,100	
	Vinyl Tile	57%	Now	\$510,500	2036	\$25,525,100	3	\$330,900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Basement Corridors Throughout									
Recent Repair Evident, Extent : N/A, Area Affected : 20%									
Location : Old Library - Executive Office Now And Throughout									
	Vinyl Tile	3%			2041	**	3	\$17,400	
Interior Walls									
	Ceramic Tile	10%			2039	**	5	\$203,700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$162,900	
	Fabric on Framing	5%			2034	\$10,784,000	5	\$50,900	
	Gypsum Board	69%			LIFE	**	5-10	\$2,388,900	
	Masonry: Brick	5%			LIFE	**	10	\$30,500	
	Marble Panels	1%			LIFE	**	10	\$8,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Cultured Marble At Utility Elevator Banks									
Explanation : Corian Panels									
Ceilings									
	AcousTileConcealSpLn	25%	0-2	\$649,700	2041	**	5	\$241,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Throughout Corridors									
	AcousTileSusp.Lay-In	40%			2041	**	5	\$617,000	
	AcousTileSusp.Lay-In	10%			2049	**	5	\$154,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Kitchen Area									
	Exposed Struc: Steel	15%			LIFE	**	10	\$462,800	
	Under Construction	10%							
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2046	**			
	Iron Picket	60%			2056	**			

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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

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	0-2	\$8,800	2056		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Retaining Walls

Cast in Place Concrete	100%			2056		**		

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$167,300	2041		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Public Sidewalk Facing The Emergency Entrance Of The Main Building</i>								

On-Site Walkways

Cast in Place Concrete	10%			2041		**		
Pavers/Stone	90%	Now	\$100,900	2039		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Main Entrance</i>								

Parking/Driveway

Asphalt	85%	Now	\$65,000	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	Now	\$10,500	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Receiving Area</i>								
Pavers/Stone	5%			2039		**		

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2036	\$1,293,500	5	\$5,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Electrical Meter Room B83e</i>								
<i>Explanation : Three 5,000 Ampere Main Disconnects</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
Under 600 Volts									
Transformers									
	Dry Type	50%			2034	\$14,000	5	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Switchgear Rooms							
		Explanation : Three 1,000 Kva Rated Units							
	Dry Type	25%			2034	\$7,000	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse, 3rd Floor Mechanical Room							
		Explanation : Various Capacities							
	Dry Type	25%			2049	* *	5	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room, Basement Electrical Closets							
		Explanation : Various Capacities							
Switchgear / Switchboard									
	Fused Disc Sw	45%			2036	\$582,100	5	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rooms 3la1, 3la2, 3la3							
		Explanation : 10 Sections							
	Fused Disc Sw	10%			2046	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
		Explanation : 3 Sections							
	Molded Case Bkrs	45%			2036	\$582,100	5	\$12,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rooms 31d, 3la2							
		Explanation : 12 Sections							
Raceway									
	Conduit	85%			2036	\$1,219,300	1		
	Conduit	10%			2056	* *	1		
	Conduit	5%			2062	* *	1		
Panelboards									
	Fused Disc Sw	7%			2035	\$106,800	5	\$1,700	
	Fused Disc Sw	3%			2052	* *	5	\$700	
	Molded Case Bkrs	70%			2035	\$1,067,800	5	\$19,100	
	Molded Case Bkrs	20%			2052	* *	5	\$5,400	
Wiring									
	Thermoplastic	85%			2036	\$1,815,100	1		
	Thermoplastic	10%			2056	* *	1		
	Thermoplastic	5%			2062	* *	1		
Motor Controllers									
	Locally Mounted	10%			2034		5	\$700	
	Motor Control Center	75%			2034	\$2,057,300	5	\$21,100	
	Variable Frequency Drive	15%			2053	* *			

Ground

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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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$30,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Room C19							
		Explanation : Location Noted							
Stand-by Power									
	Transfer Switches								
	Automatic	85%			2034	\$280,400	1	\$270,500	
	Automatic	10%			2049	* *	1	\$31,800	
	Manual	5%			2062	* *	5	\$200	
	Generators								
	Diesel	70%			2032		1	\$280,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Generator Room							
		Explanation : Two 1,000 Kilowatts Units							
	Diesel	30%			2045	* *	1	\$120,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Generator Room							
		Explanation : One 2,000 Kilowatts Units							
	Batteries								
	Lead/Acid	100%			2030	\$2,600	5	\$38,300	
	Fuel Storage								
	Day Tank	2%			2035	\$500	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor Generator Room							
		Explanation : 275 Gallon Capacity							
	Underground Storage	98%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 25,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	LED	10%			2041	* *			
	LED	90%			2044	* *			
	Egress Lighting								
	Emergency, Service	45%			2041	* *	1		
	Exit/Emergency Light	5%			2041	* *			
	Combo								
	Exit, Service	50%			2041	* *	1		
	Exterior Lighting								
	HID	1%	Now	\$25,300	2041	* *			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Loading Dock							
	LED	29%			2044	* *			
	No Component	70%							
Alarm									

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

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

Alarm

Security System
Generic

100%
2041 * * 1 \$386,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% 2041 * * 1-3 \$637,400

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

Heating

Energy Source
Plant Campus Steam /
PRV

100%
2046 * * 1
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout
Explanation : Steam Is Provided By Service Building

Conversion Equipment

Heat Exchanger, Shell &
Tube
Pres. Reducing Valve/LP
Steam

30% 2039 * *
 70% 2039 * * 5 \$43,000

Distribution

Hot Wtr Piping/Pump
Central Plant Steam
Piping/Pmp
Steam Piping/Pump

30% 2035 \$710,500 4 \$22,900
 5% 2036 \$1,522,700 4 \$3,800
 5% Now \$21,700 2036 \$433,600
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%
Location : 3rd Floor Mechanical Room
Leak Evident, Extent : Light, Area Affected : 5%
Location : 3rd Floor Mechanical Room

Steam Piping/Pump

60% 2036 \$5,203,600

Terminal Devices

Air Handler
Convactor/Radiator
Induction Unit
Unit Heater - Steam
No Component

10% 2031 \$2,038,100 1 \$64,000
 10% 2034 \$885,600 1 \$33,400
 20% 2032 \$803,200 1 \$66,800
 5% 2036 \$307,700 4 \$7,100
 55%
Other Observation, Extent : N/A, Area Affected : 0%
Location : Throughout
Explanation : Reported Under Air Conditioning

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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
Heating									
	Controls								
	Digital	80%	Now	\$9,953,500	2031	\$24,883,800			
		Broken, Extent : Severe, Area Affected : 60%							
		Location : Various Locations							
	No Component	20%							
Air Conditioning									
	Energy Source								
	District Chilled Water	73%			2046	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled Water Is Provided By Service Building							
	Electricity	27%			2044	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	1%			2030	\$171,300	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
	Reciprocating Compr/Chiller	10%			2036	\$1,597,800	1	\$48,000	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
	Exterior Pkg Unit - Cooling	10%			2031	\$1,187,500	2	\$6,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roofs							
	Split Unit	5%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various Offices, Telecom Rooms, Elevator Machine Rooms							
	Split Unit	1%	Now	\$77,200	2046	* *			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Penthouse Elevator Machine Room							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Telecom Rooms, Penthouse Elevator Machine Room							
	No Component	73%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2036	\$472,800	4	\$76,500	
Terminal Devices									
	Air Handler/Cool/Ht	70%			2031	\$3,971,700	1	\$447,700	
	Air Handler/Cool/Ht	10%			2041	* *	1	\$64,000	
	Induction Unit	20%			2031	\$315,900	1	\$66,800	

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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
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	5%			2041	* *	2	\$36,000	
	Air Cooled Condenser Unit	1%			2031	\$8,500	2	\$7,200	
	Dry Cooler	1%			2031	\$13,400	2	\$7,200	
	Water Cooling Tower	10%			2034	\$147,700	2	\$104,100	
	No Component	83%							
Ventilation									
Distribution									
	Ductwork/Diffusers	5%	Now	\$47,600	LIFE	* *	2-5	\$28,800	
		Insul. Deteriorating, Extent : Severe, Area Affected : 5%							
		Location : 3rd Floor Mechanical Room							
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$867,600	
Exhaust Fans									
	Interior	90%			2031	\$4,323,000	2	\$28,500	
	Roof	10%	Now	\$10,500	2031	\$210,100	2	\$2,500	
		Broken, Extent : Severe, Area Affected : 5%							
		Location : Lower Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2036	\$11,127,700	1		
	Galvanized Steel	20%	0-2	\$55,300	2034	\$2,765,200	1		
		Corroded, Extent : Light, Area Affected : 10%							
		Location : Electrical Shop							
HW Heat Exchanger									
	Steam Fired	100%			2036	\$5,236,900	4	\$153,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$76,400	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Main Electrical Room, 3rd Floor Mechanical Room, Staircase A - 10th Floor							
Sump Pump(s)									
	Not Accessible	100%							
Sewage Ejector(s)									
	Electric	100%			2031	\$567,100	4	\$61,700	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 18 Units From Basement To 11th Floor; 2 Units From 1st To 9th Floor							
		Explanation : 20 Units							

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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
Vertical Transport									
Escalators									
	Over 20' Rise	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 2nd Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2046		* *	1-5	\$521,500
Sprinkler									
	No Component	10%							
	Generic	90%			2046		* *	1-2	\$260,800
Chemical System									
	Generic	100%			2031	\$60,900	1-10		\$29,000
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : One 100 Square Foot Hood									

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 14-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$417,900	\$79,000
Interior Architecture	\$432,800	\$264,600
Electrical		\$689,300
Mechanical	\$2,500,300	\$4,478,100
Total	\$3,351,000	\$5,511,000
Importance Code A	\$417,900	\$215,200
Importance Code B	\$2,832,100	\$5,295,800
Importance Code C	\$101,000	
Total	\$3,351,000	\$5,511,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$46,700		\$25,500	
Interior Architecture	\$79,200			\$500
Electrical	\$51,700	\$11,300	\$13,600	\$12,200
Mechanical	\$119,200	\$16,100	\$39,100	\$17,500
Site Pavements	\$44,100			
Total	\$340,900	\$27,300	\$78,200	\$30,200
Importance Code A	\$58,000		\$25,500	
Importance Code B	\$241,700	\$27,300	\$52,700	\$30,200
Importance Code C	\$41,200			
Total	\$340,900	\$27,300	\$78,200	\$30,200



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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
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	Now	\$144,100	LIFE	**	5	\$79,000	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Bulkhead, Building Corners, and Other Areas Throughout							
Metal Coiling Doors	3%	0-2	\$5,500	2041	**	5	\$3,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Around Door Frame							
Windows								
Aluminum	50%			2044	**	5	\$700	
Metal Louvers	50%			2039	**	10	\$4,200	
Parapets								
Masonry: Brick Cavity	85%	Now	\$273,700	LIFE	**	5	\$26,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Interior Parapets							
Metal Rail	10%			2041	**	5-10	\$55,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$19,200	
Roof								
IRMA/Protected Membrane	95%	Now	\$29,100	2041	**			
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Minor Leak At Main Roof							
Roll Roofing	5%			2029	\$21,000	5	\$5,100	
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$127,100	LIFE	**	5	\$156,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : B - Side Electrical Vault, Stair K, Mechanical Room And Other Areas							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Stair K Basement To 1st Floor, Stair Near Basement Electrical Room							
Vinyl Tile	5%			2031	\$108,600	3	\$1,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Uneven Substrate, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							

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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

Interior**Interior Walls**

Cast in Place Concrete	5%	Now	\$13,600	LIFE		**			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Sidewalk Access Doors, Electrical Vault (B Side) And Fire Pump Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement									
Concrete Masonry Unit	5%	Now	\$101,000	LIFE		**	5	\$1,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Bulkheads, Stairwell K And 2nd Floor Mechanical Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair K/1									
Concrete Masonry Unit	85%			LIFE		**	5	\$46,500	
Plaster	5%	Now	\$4,400	LIFE		**	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Electrical Room Basement									

Ceilings

Exposed Struc: Concrete	5%	Now	\$147,300	LIFE		**	5	\$600	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor Electrical Room									
Exposed Struc: Concrete	70%			LIFE		**	5-10	\$65,700	
Exposed Struc: Steel	25%			LIFE		**	10	\$37,500	

Site Pavements**Public Sidewalk**

Cast in Place Concrete	100%	Now	\$44,100	2041		**			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Park Avenue And E 146th Street									
Tripping Hazard, Extent : Severe, Area Affected : 10%									
Location : Corner Of Park Avenue And E 146th Street And Mid E 146th Street									

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

Under 600 Volts**Service Equipment**

Air Circuit Breaker	80%			2036		\$136,200	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Electrical Meter Room									
Explanation : Four 5,000 Ampere Main Disconnect Switches									
Fused Disc Sw	20%			2036		\$5,300	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Electrical Meter Room									
Explanation : One 2,000 Ampere Main Disconnect Switch For Fire Pump									

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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
Under 600 Volts									
Transformers									
	Dry Type	100%			2049	* *	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st And 2nd Floors									
Explanation : Various Capacities									
Switchgear / Switchboard									
	Air Circuit Breaker	20%			2056	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Generator Area									
Explanation : 1 Section									
	Fused Disc Sw	40%			2036	\$68,100	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Generator Area									
Explanation : 3 Sections									
	Molded Case Bkrs	40%			2036	\$68,100	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Electrical Room									
Explanation : 4 Sections									
Raceway									
	Conduit	90%			2036	\$109,300	1		
	Conduit	10%			2056	* *	1		
Panelboards									
	Fused Disc Sw	3%			2052	* *	5	\$100	
	Fused Disc Sw	7%			2035	\$6,600	5	\$100	
	Molded Case Bkrs	80%			2035	\$75,200	5	\$1,700	
	Molded Case Bkrs	10%			2052	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2036	\$163,900	1		
	Thermoplastic	10%			2056	* *	1		
Motor Controllers									
	Locally Mounted	5%			2034	\$12,400	5		
	Locally Mounted	5%			2049	* *	5		
	Motor Control Center	60%			2034	\$68,600	5	\$1,300	
	Variable Frequency Drive	5%			2041	* *			
	Variable Frequency Drive	25%			2053	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Water Main Room									
Explanation : Location Noted									
Stand-by Power									

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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
Stand-by Power									
Transfer Switches									
	Automatic	50%			2034	\$7,200	1	\$12,300	
	Automatic	25%			2049	* *	1	\$6,200	
	Automatic	5%			2053	* *	1	\$1,200	
	Manual	20%			2046	* *	5	\$100	
Generators									
	Diesel	60%	Now	\$41,000	2051	* *	1	\$16,700	
		Engine Inoperable, Extent : Severe, Area Affected : 100%							
		Location : B Plant Generator Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Generator Area							
		Explanation : One 1,000 Kw Rated Unit, One 1,400 Kw Rated Uniti, One 1,000 Kw Temporary Trailer Unit							
	Under Construction	40%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : 2nd Floor Generator Area							
		Explanation : One 1,512 Kw, 1890 Kva Rated Unit							
Batteries									
	No Component	60%							
	Under Construction	40%							
Fuel Storage									
	Day Tank	2%			2058	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Generator Area							
		Explanation : 275 Gallon Rated Capacity							
	Main Tank	98%			2071	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 25,000 Gallon Rated Capacity							
Lighting									
Interior Lighting									
	LED	50%			2041	* *			
	LED	50%			2044	* *			
Egress Lighting									
	Emergency, Service	50%			2041	* *	1		
	Exit, Service	50%			2036	\$18,100	1		
Exterior Lighting									
	LED	30%			2044	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2041	* *	1	\$29,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$49,300	

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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
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2046	* *	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Building Exterior Vault</i> <i>Explanation : Two 30,000 Gallons Tanks</i>								
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	5%			2032	\$17,900			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 1st Floor Boiler Room</i> <i>Explanation : 2 Units For Service Building Hot Water Heating.</i>								
	Steam Boiler Central Plant	95%	Now	\$11,300	2041	* *			
	<i>Leak Evident, Extent : Light, Area Affected : 5%</i> <i>Location : 1st Floor Boiler Room</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 1st Floor Boiler Room</i> <i>Explanation : 3 Units</i>								
	Distribution								
	Hot Wtr Piping/Pump	5%			2035	\$9,200	4	\$300	
	Central Plant Steam Piping/Pmp	50%	Now	\$23,600	2036	\$1,177,700	4	\$2,000	
	<i>Leak Evident, Extent : Light, Area Affected : 5%</i> <i>Location : Basement</i>								
	Steam Piping/Pump	45%			2036	\$301,800			
	Terminal Devices								
	Air Handler	30%	Now	\$94,600	2031	\$472,900	1	\$13,400	
	<i>Broken, Extent : Severe, Area Affected : 70%</i> <i>Location : 2nd Floor Mechanical Room</i>								
	Convactor/Radiator	50%			2034	\$342,500	1	\$12,900	
	Unit Heater - Hot Water	5%			2031	\$24,800			
	Unit Heater - Steam	15%			2031	\$71,400	4	\$1,600	
	Controls								
	Digital	100%			2029	\$2,405,700			
	Air Conditioning								
	Energy Source								
	Electricity	100%			2044	* *	1		

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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
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	1%			2031	\$23,000	1	\$900	
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : 2nd Floor Chiller Room							
	Centrifugal, Elec Chiller	93%			2045	* *	1	\$80,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 2nd Floor Chiller Room							
	Split Unit	1%			2031	\$19,900			
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : Roof							
	Split Unit	5%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Offices, Locker Rooms, Emergency Medical Services							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$13,500	2036	\$135,400	4	\$3,900	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Basement, 1st Floor Pump Room							
Terminal Devices									
	Air Handler/Cool/Ht No Component	10%			2031	\$162,500	1	\$5,000	
		90%							
Heat Rejection									
	Water Cooling Tower	100%			2037	* *	2	\$80,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,600	
	Exhaust Fans								
	Interior	90%			2031	\$334,400	2	\$2,200	
	Roof	10%			2031	\$16,300	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2036	\$753,100	1		
	Galvanized Steel	30%			2034	\$320,800	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	90%	Now	\$800	2031	\$15,100	4	\$1,500	
		Broken, Extent : Light, Area Affected : 5% Location : Basement							
	Submersible	10%			2029	\$300	4	\$300	
Fixtures									
	Generic	100%							

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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
Plumbing									
	Booster Pump w/Tank								
	Generic	100%	Now	\$7,600	2031	\$37,900	1	\$14,900	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Basement							
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$7,700	2036	\$385,700	1-5	\$28,400	
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Stair K							
	Fire Pump								
	Generic	100%			2039	* *	1	\$14,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Services The Entire Hospital Complex							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 20-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,6,7,8,9,11,16,18,19
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$5,501,600	\$2,645,800
Interior Architecture	\$8,378,300	\$35,767,700
Electrical	\$263,200	\$21,755,200
Mechanical	\$27,770,600	\$66,733,500
Site Enclosure	\$101,800	
Site Pavements	\$87,400	
Total	\$42,103,000	\$126,902,100
Importance Code A	\$5,501,600	\$3,147,500
Importance Code B	\$30,742,500	\$122,839,400
Importance Code C	\$5,858,800	\$915,200
Total	\$42,103,000	\$126,902,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$145,500		\$41,300	
Interior Architecture	\$80,900		\$33,600	\$136,100
Electrical	\$177,300	\$146,300	\$169,300	\$155,100
Mechanical	\$7,896,400	\$439,700	\$431,900	\$387,400
Site Pavements	\$39,300			
Elevators/Escalators	\$126,700	\$126,700	\$126,700	\$126,700
Total	\$8,466,200	\$712,700	\$802,900	\$805,300
Importance Code A	\$225,600	\$80,000	\$121,400	\$80,000
Importance Code B	\$8,167,600	\$632,600	\$681,500	\$725,300
Importance Code C	\$73,000			
Total	\$8,466,200	\$712,700	\$802,900	\$805,300



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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	86%			LIFE	**	5	\$1,416,800	
	Masonry: Brick	2%	Now	\$28,400	LIFE	**	5	\$16,500	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Throughout									
	Masonry: Granite	3%			LIFE	**	5	\$37,100	
	Metal Panel	2%			2056	**	5-10	\$113,300	
	Pre-Cast Concrete	2%			LIFE	**	5	\$107,100	
	Window Wall	3%			2056	**	5	\$92,700	
	Wood Overhead Doors	2%			2034	\$495,200	5	\$82,400	
Windows									
	Aluminum	70%	Now	\$242,600	2058	**	5	\$121,500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
	Aluminum	25%	Now	\$4,332,700	2061	**	5	\$43,400	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout Basement At Areaways									
Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Floors 4-9 Abutting Mental Health									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout Basement At Areaways									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Floors 4-9 Abutting Mental Health Building									
	Metal Louvers	5%			2045	**	10	\$108,500	
Parapets									
	Masonry: Brick	68%			LIFE	**	5-10	\$192,500	
	Metal Rail	20%	Now	\$29,100	2049	**	5	\$58,700	
Loose/Miss Fasteners, Extent : Severe, Area Affected : 5%									
Location : 2nd Floor Emergency Building Roof									
	Metal: Cage/Fence	2%			2041	**	5-10	\$6,400	
	Pre-Cast Concrete	10%	Now	\$17,600	LIFE	**	5	\$26,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Pipe Tunnel Roof At Grade Level									
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Pipe Tunnel Roof At Grade Level									

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior Roof								
Asphalt Macadam	10%	Now	\$13,900	2036	\$139,000	5	\$9,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Parking Driveway Over Central Stores And Trade Shops Fronting 2nd Avenue							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Parking Driveway Over Central Stores And Trade Shops Fronting 2nd Avenue							
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Parking Driveway Over Central Stores And Trade Shops Fronting 2nd Avenue							
	Explanation : Expansion Joint Failure							
Built-Up (BUR)	12%	Now	\$19,800	2036	\$395,000			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Pipe Tunnel Roof Located At Grade							
IRMA/Protected Membrane	5%			2044	* *	10	\$13,500	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Over New Born Pavilion On Fifth Floor							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Over New Born Pavilion On Fifth Floor							
	Explanation : This Roof Is Finished With Precast Concrete Pavers							
IRMA/Protected Membrane	10%			2044	* *	10	\$26,900	
	Recent Repair Evident, Extent : N/A, Area Affected : 100%							
	Location : Over 1st Floor, 9th Floor And Boiler Building Roofs							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Over 1st Floor, 9th Floor And Boiler Building Roofs							
	Explanation : These Roofs Are Finished With Precast Concrete							
Modified Bitumen	5%	Now	\$15,400	2041	* *			
	Blisters, Extent : Moderate, Area Affected : 5%							
	Location : 8th And 9th Floor Roofs							
	Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
	Location : Emergency Wing Roof							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 8th Roofs Above Patient Care Unit							
Modified Bitumen	50%			2041	* *	10	\$134,700	
Single Ply Membrane	5%			2036	\$288,900	10	\$13,500	
Skylight, Plastic	3%			2049	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Soffits									
Exposed Struc: Concrete	45%	0-2	\$1,900	LIFE	* *	5	\$100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Rooftop And Balcony Soffits									
Exposed Reinforcement, Extent : Moderate, Area Affected : 1%									
Location : Stair Bridge At Emergency Wing									
Exposed Struc: Steel	8%			LIFE	* *	5	\$1,700		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Emergency Wing									
Explanation : Entry Canopies									
Fiberglass Panel	2%			2039	* *	5	\$300		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Emergency Wing									
Explanation : Entry Canopies									
Stucco Cement	45%			2041	* *	5	\$3,800		
Interior									
Floors									
Carpet	5%			2035	\$1,244,500	3	\$100,800		
Cast in Place Concrete	5%	Now	\$119,700	LIFE	* *	5	\$147,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Mechanical Rooms Throughout									
Ceramic Tile	3%			2045	* *	5	\$40,300		
Quarry Tile	3%	Now	\$62,100	2041	* *	5	\$30,200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Basement									
Sheet Vinyl/Rubber	10%	Now	\$184,200	2041	* *	5	\$100,800		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%									
Location : 9th Floor Service Areas									
Terrazzo	5%			LIFE	* *	5	\$105,000		
Vinyl Tile	60%	2-4	\$466,500	2036	\$23,327,000	3	\$302,400		
Worn/Erode, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical									
Vinyl Tile 9" X 9"	9%			2031	\$10,129,700	3	\$60,500		
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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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
Interior									
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$102,800	
	Concrete Masonry Unit	10%	Now	\$404,800	LIFE	**	5	\$82,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : 16th And 18th Floors Electrical And Mechanical Rooms									
	Gypsum Board	10%			LIFE	**	5-10	\$349,600	
	Granite Panels	5%			LIFE	**	10	\$41,100	
	Marble Panels	3%			LIFE	**	10	\$24,700	
	Plaster	40%	Now	\$419,200	LIFE	**	5	\$246,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Basement									
	SGFT/Glazed Masonry	22%	Now	\$4,258,400	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Mechanical Areas And Base Of Walls In Corridors And Kitchen									
	Wood	5%			LIFE	**	5	\$822,700	
Worn/Erode, Extent : Moderate, Area Affected : 100%									
Location : Reported On The Auditorium And 4th Floor Wing									
Ceilings									
	AcousTile,Adhered	5%	Now	\$113,200	2041	**	5	\$33,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%									
Location : Electrical Room									
	AcousTileConcealSpLn	45%			2041	**	5	\$756,100	
	AcousTileSusp.Lay-In	33%	Now	\$154,400	2049	**	5	\$221,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Basement Storage Area At Outpatient Department Wing									
	Exposed Struc: Concrete	5%	Now	\$1,054,400	LIFE	**	5	\$10,500	
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%									
Location : Central Stores Room In Basement									
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : Central Stores Room In Basement									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Central Stores Room In Basement									
Explanation : Expansion Joint Failure									
	Metal Panel	7%	0-2	\$326,300	LIFE	**	5	\$117,600	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Kitchen And Basement Corridors									
	Plaster	5%			LIFE	**	5-10	\$115,500	
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2046	**			
	Iron Picket	15%			2071	**			

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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

Site Enclosure

Retaining Walls

Masonry: Fieldstone

100% Now \$101,800 2046 * *

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

Location : Main Entrance

Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%

Location : Main Entrance

Misaligned/Bulging, Extent : Moderate, Area Affected : 15%

Location : 97th Street Adjacent To Emergency Wing

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$32,100 2049 * *

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

Location : Throughout 1st Avenue Side

Tripping Hazard, Extent : Moderate, Area Affected : 1%

Location : 1st Avenue Side

On-Site Walkways

Asphalt

10% 2039 * *

Cast in Place Concrete

90% 0-2 \$7,200 2041 * *

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

Location : Interior Courtyard

Parking/Driveway

Asphalt

100% Now \$87,400 2045 * *

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

Location : 2nd Avenue Driveway, Courtyards

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

Under 600 Volts

Service Equipment

Fused Disc Sw

40% 2036 \$100,700 5 \$1,500

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

Location : Electrical Room 1

Explanation : Two Main Service Disconnect Switches Estimated At 3,000 Amperes

Fused Disc Sw

60% 2046 * * 5 \$2,300

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

Location : Generator 3 Electrical Room

Explanation : Two Main Service Disconnects Rated At 4,000 Amperes And 500 Amperes

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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
Under 600 Volts									
Transformers									
	Dry Type	50%			2041	* *	5	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Various Capacities							
	Dry Type	50%			2049	* *	5	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Various Capacities							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2036	\$544,600	5	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator 3 Electrical Room							
		Explanation : 6 Sections							
	Molded Case Bkrs	50%			2036	\$544,600	5	\$11,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : 13 Sections							
Raceway									
	Busway	5%			2041	* *	1		
	Conduit	85%			2036	\$1,016,100	1		
	Conduit	10%			2056	* *	1		
Panelboards									
	Fused Disc Sw	5%			2044	* *	5	\$1,000	
	Molded Case Bkrs	75%			2035	\$940,400	5	\$17,700	
	Molded Case Bkrs	10%			2044	* *	5	\$2,400	
	Molded Case Bkrs	10%			2052	* *	5	\$2,400	
Wiring									
	Braided Cloth	65%			2035	\$1,156,700	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Busway	5%			2041	* *	1		
	Thermoplastic	20%			2046	* *	1		
	Thermoplastic	10%			2056	* *	1		
Motor Controllers									
	Locally Mounted	20%			2049	* *	5	\$1,200	
	Locally Mounted	20%			2034		5	\$1,200	
	Variable Frequency Drive	60%			2053	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$26,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Location Noted							

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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
Stand-by Power									
Transfer Switches									
	Automatic	80%			2034	\$175,000	1	\$221,000	
	Automatic	20%			2041	* *	1	\$55,300	
Generators									
	Diesel	50%			2032		1	\$173,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room 1								
	Explanation : Rated At 750 Kva								
	Diesel	50%			2032		1	\$173,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room 3								
	Explanation : Rated At 737 Kva								
Batteries									
	Lead/Acid	100%			2029	\$2,600	5	\$33,300	
Fuel Storage									
	Day Tank	1%			2044	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room 3								
	Explanation : 30 Gallons Rated Capacity								
	Day Tank	1%			2044	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator Room 1								
	Explanation : 50 Gallons Rated Capacity								
	Main Tank	98%			2076	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Underground								
	Explanation : Two Main Tanks Rated At 8,000 Gallons Each								
Lighting									
Interior Lighting									
	Fluorescent	15%			2036	\$2,145,900	10	\$123,500	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Hallways, Offices								
	Fluorescent	65%			2036	\$9,299,000	10	\$535,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	15%			2036	\$2,145,900	10	\$123,500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2041	* *			
Egress Lighting									
	Emergency, Service	48%			2036	\$278,000	1		
	Emergency, Battery	2%			2041	* *	10	\$4,300	
	Exit, Service	50%			2036	\$202,700	1		

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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

Lighting

Exterior Lighting

HID

15% Now \$263,200 2036 \$658,100

*Malfunctioning, Extent : Light, Area Affected : 40%**Location : Building Perimeter*

LED

15% 2044 * *

No Component

70%

Alarm

Security System

Generic

100% 2036 \$1,765,100 1 \$335,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Camera System, Intrusion Alarm System And Infant Protection System*

Fire/Smoke Detection

Generic, Digital

100% 2041 * * 1-3 \$553,400

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2056 * * 1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Underground Vault By 99th Street And 1st Avenue**Explanation : Two Oil Tanks 35,000 Gallon Each. Two 50,000 Gallon Tanks Are Abandoned In Place.*

Conversion Equipment

Heat Exchanger, Shell & Tube

10% 2032 \$401,100

Steam Boiler

90% 2049 * * 1 \$800,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : Three Units*

Distribution

Hot Wtr Piping/Pump

50% Now \$20,600 2035 \$1,028,100 4 \$22,100

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Basement - Boiler Room, 16th Floor Mechanical Room*

Steam Piping/Pump

50% 2036 \$3,764,800

Terminal Devices

Convactor/Radiator

50% 2034 \$3,844,400 1 \$145,000

Unit Heater - Steam

5% 2036 \$267,200 4 \$6,200

No Component

45%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Throughout**Explanation : Reported Under Air Conditioning*

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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
Heating									
	Controls								
	Digital	90%	Now	\$7,291,300	2029	\$24,304,400			
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Various Mechanical Rooms							
	Pneumatic	10%	Now	\$1,817,200	2041	* *			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 17th Floor Mechanical Room, 18th Floor Mechanical Room And Other Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	60%			2039	* *	1	\$583,100	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement - Chiller Room							
	Reciprocating Compr/Chiller	8%			2031	\$1,109,700	1	\$33,300	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Emergency Room Roof, 2nd Floor Roof, 3rd Floor Roof, 9th Floor Roof							
	Reciprocating Compr/Chiller	2%	Now	\$5,500	2031	\$277,400	1	\$7,500	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Outpatient Building Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Outpatient Building Roof							
	Exterior Pkg Unit - Cooling	1%			2036	\$103,100	2	\$600	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Roof							
	Split Unit	10%			2036	\$2,232,800			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Telecom Rooms, Elevator Machine Rooms, Offices, Supply Room And Other Locations							
	Window/Wall Unit	19%			2029	\$676,800	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$30,400	2036	\$1,520,400	4	\$44,300	
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Basement - Boiler Room, 17th Floor Mechanical Room							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2036	\$14,595,700	1	\$444,300	
	Air Handler/Cool/Ht	10%	Now	\$36,500	2031	\$1,824,500	1	\$50,000	
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Outpatient Building Roof							
	Fan Coil - 2 Pipe	5%			2036	\$1,434,200	1	\$14,500	
	Fan Coil - 4 Pipe	5%			2036	\$1,788,300	1	\$14,500	

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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
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2036	\$272,200	2	\$62,500	
	Air Cooled Condenser Unit	5%			2031	\$136,100	2	\$31,300	
	Dry Cooler	5%			2031	\$215,800	2	\$31,300	
	Water Cooling Tower	40%			2034	\$1,899,800	2	\$361,500	
	Water Cooling Tower	8%			2030	\$380,000	2	\$72,300	
	Water Cooling Tower	2%	Now	\$95,000	2041	* *	2	\$14,500	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Outpatient Building Penthouse							
	Water Cooling Tower	20%			2037	* *	2	\$180,800	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	5%	Now	\$103,200	LIFE	* *	2-5	\$25,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms, Supply Room							
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$753,200	
Exhaust Fans									
	Interior	80%			2031	\$3,336,200	2	\$22,000	
	Roof	20%			2031	\$364,900	2	\$5,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2036	\$9,661,000	1		
	Galvanized Steel	20%	Now	\$48,000	2034	\$2,400,800	1		
		Corroded, Extent : Light, Area Affected : 3%							
		Location : Basement - Boiler Room							
		Leak Evident, Extent : Light, Area Affected : 2%							
		Location : Basement - Boiler Room, 18th Floor Mechanical Room							
HW Heat Exchanger									
	Steam Fired	100%			2056	* *	4	\$133,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : Three Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	50%			2036	\$94,100	4	\$14,200	
	Submersible	50%			2029	\$14,500	4	\$14,200	
Sewage Ejector(s)									
	Electric	100%			2036	\$492,300	4	\$53,600	

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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
Plumbing									
	Backflow Preventer								
	Generic	100%	Now	\$21,000	2041	* *	1	\$49,500	
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Basement - Boiler Room, Room C19							
		Explanation : Leaking Backflow Prevention Device							
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%	Now	\$800	2031	\$37,900	1	\$14,900	
		Corroded, Extent : Light, Area Affected : 5%							
		Location : 18th Floor Mechanical Room							
Vertical Transport									
	Elevators								
	Gearred Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 7 Units From Basement To 15th Floor, 2 Units From Basement To 16th Floor, 3 Units From Basement To 7th Floor							
		Explanation : 12 Units Total.							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	\$4,329,500	1-5	\$469,600	
		Leak Evident, Extent : Light, Area Affected : 1%							
		Location : Stair H 8th Floor South-2							
	Sprinkler								
	No Component	40%							
	Generic	60%			2036	\$7,801,700	1-2	\$150,900	
	Fire Pump								
	Generic	100%			2032	\$897,800	1	\$167,700	
	Chemical System								
	Generic	50%			2029	\$182,600	1-10	\$87,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Telecom Room 15a-3							
		Explanation : 300 Square Feet							
	Generic	50%			2031	\$182,600	1-10	\$87,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Five 60 Square Foot Hoods							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 20-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,10,11,Ph,Mez
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,424,700	\$242,000
Interior Architecture	\$1,709,600	\$2,845,500
Electrical	\$186,900	\$6,659,500
Mechanical	\$1,786,800	\$12,647,400
Total	\$6,108,100	\$22,394,500
Importance Code A	\$2,424,700	\$1,638,600
Importance Code B	\$3,201,700	\$20,693,200
Importance Code C	\$481,600	\$62,800
Total	\$6,108,100	\$22,394,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$103,600			
Interior Architecture	\$159,700		\$28,000	\$11,700
Electrical	\$33,000	\$33,900	\$40,200	\$38,500
Mechanical	\$65,700	\$27,000	\$44,400	\$29,400
Site Pavements	\$15,900			
Elevators/Escalators	\$60,500	\$60,500	\$60,500	\$60,500
Total	\$438,400	\$121,400	\$173,100	\$140,100
Importance Code A	\$103,600			
Importance Code B	\$297,300	\$121,400	\$162,600	\$140,100
Importance Code C	\$37,400		\$10,500	
Total	\$438,400	\$121,400	\$173,100	\$140,100



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
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
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$484,100	
	Granite Panels	5%			LIFE	**	5	\$21,400	
	Marble Panels	5%			LIFE	**	5	\$21,400	
	Pre-Cast Concrete	5%			LIFE	**	5	\$92,500	
Windows									
	Aluminum	100%	Now	\$1,966,600	2061	**	5	\$19,700	
	Air Infiltration, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Beyond Useful Life								
Parapets									
	Masonry: Brick	65%			LIFE	**	5-10	\$105,200	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
	Location : High Roof With Modified Bitumen								
	Masonry: Limestone	10%	Now	\$61,400	LIFE	**	5	\$3,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Coping Joints								
	Metal Rail	25%			2049	**	5-10	\$106,900	
Roof									
	Asphalt Macadam	11%	Now	\$35,900	2041	**	5	\$2,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Driveway Over Storage Area In Basement								
	Water Penetration, Extent : Severe, Area Affected : 35%								
	Location : Driveway Over Storage Area In Basement								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Driveway Over Storage Area In Basement								
	Explanation : Expansion Joint Failure								
	IRMA/Protected Membrane	20%			2044	**	10	\$12,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 10th Floor Roof								
	Explanation : New Pavers								
	Modified Bitumen	69%			2041	**	10	\$43,700	
Soffits									
	Exposed Struc: Concrete	100%			LIFE	**	5-10		
Interior									

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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
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$136,200	
	Ceramic Tile	5%			2045	**	5	\$15,600	
	Quarry Tile	5%	Now	\$24,000	2041	**	5	\$11,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
	Location : Mechanical Room								
	Sheet Vinyl/Rubber	15%	Now	\$320,000	2041	**	5	\$35,000	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor Corridors								
	Terrazzo	10%			LIFE	**	5	\$48,700	
	Vinyl Tile	45%			2041	**	3	\$52,500	
	Vinyl Tile 9" X 9"	10%			2031	\$2,607,600	3	\$15,600	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$20,900	
	Concrete Masonry Unit	2%	Now	\$16,500	LIFE	**	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Basement Mechanical Room								
	Gypsum Board	15%			LIFE	**	5-10	\$106,700	
	Marble Panels	3%			LIFE	**	10	\$5,000	
	Plaster	17%	Now	\$90,600	LIFE	**	5	\$21,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Basement Mechanical Room								
	Plaster	33%			LIFE	**	5-10	\$117,300	
	SGFT/Glazed Masonry	25%	Now	\$246,100	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement, 17th, 18th Floor Mechanical Room								
Ceilings									
	AcousTileConcealSpLn	55%			2049	**	5	\$214,100	
	AcousTileSusp.Lay-In	30%	4+	\$32,500	2049	**	5	\$46,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Basement Corridor								
	Exposed Struc: Concrete	5%	Now	\$732,900	LIFE	**	5	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : General Storage Area In Basement								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : General Storage Area Mechanical Room In Basement								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : General Storage Area In Basement								
	Other Observation, Extent : Moderate, Area Affected : 2%								
	Location : General Storage Area In Basement								
	Explanation : Expansion Joint Failure								
	Gypsum Board	5%			LIFE	**	5-10	\$53,500	
	Metal Panel	5%			LIFE	**	5	\$38,900	

Site Enclosure

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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

Site Enclosure

Fence/Gates

Chain Link

80%

2046

* *

Iron Picket

20%

2056

* *

Retaining Walls

Cast in Place Concrete

100%

2056

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2049

* *

On-Site Walkways

Cast in Place Concrete

50%

2041

* *

Pavers/Stone

50% Now

\$15,900

2039

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : At Main Entry Area*

Parking/Driveway

Cast in Place Concrete

100%

2041

* *

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2036

\$476,600

5

\$1,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room 3**Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes*

Transformers

Dry Type

60%

2041

* *

5

\$500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room 3**Explanation : 500 Kilovolt-ampere And 300 Kilovolt-ampere, 480/208 Volts*

Dry Type

15%

2053

* *

5

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Generator No. 2 Room C19**Explanation : 225 Kilovolt-ampere, 220/480 Volts*

Dry Type

25%

2049

* *

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : Various Capacities*

Switchgear / Switchboard

Molded Case Bkrs

100%

2036

\$476,600

5

\$5,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room 3**Explanation : 9 Sections*

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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
Under 600 Volts									
Raceway									
	Conduit	10%			2056	**	1		
	Conduit	20%			2046	**	1		
	Conduit	65%			2036	\$310,800	1		
	Under Construction	5%							
Panelboards									
	Fused Disc Sw	5%			2044	**	5	\$200	
	Molded Case Bkrs	75%			2035	\$376,100	5	\$4,100	
	Molded Case Bkrs	5%			2044	**	5	\$300	
	Molded Case Bkrs	10%			2052	**	5	\$500	
	Under Construction	5%							
Wiring									
	Braided Cloth	55%			2035	\$391,500	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	30%			2046	**	1		
	Thermoplastic	10%			2056	**	1		
	Under Construction	5%							
Motor Controllers									
	Locally Mounted	10%			2041	**	5	\$100	
	Locally Mounted	5%			2049	**	5	\$100	
	Locally Mounted	15%			2034	\$97,700	5	\$200	
	Motor Control Center	70%			2034	\$640,000	5	\$4,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$6,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Room C15 Explanation : Location Noted							
Stand-by Power									
Transfer Switches									
	Automatic	10%			2041	**	1	\$6,400	
	Automatic	70%			2034	\$76,500	1	\$44,800	
	Automatic	20%			2053	**	1	\$12,800	
Generators									
	Diesel	100%	Now	\$113,800	2051	**	1	\$72,500	
		Engine Inoperable, Extent : Severe, Area Affected : 100% Location : Generator No. 2 Room C19 Other Observation, Extent : N/A, Area Affected : 100% Location : Generator No. 2 Room C19 Explanation : Generator Rated At 675 Kilowatts Estimated, Temporary Generator Rated At 900 Kw On Site							
Batteries									
	Lead/Acid	100%			2030	\$2,600	5	\$7,700	

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2044	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator No. 2 Room C19							
		Explanation : 56 Gallons Rated Capacity							
	Main Tank	50%			2071	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 8,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	\$2,651,500	10	\$152,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2036	\$331,400	10	\$19,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2041	* *			
Egress Lighting									
	Emergency, Service	50%			2036	\$67,100	1		
	Exit, Service	30%			2031	\$28,200	1		
	Exit, Service	20%			2041	* *	1		
Exterior Lighting									
	HID	18%	Now	\$73,200	2036	\$183,000			
		Malfunctioning, Extent : Moderate, Area Affected : 40%							
		Location : Building Perimeter							
	LED	12%			2044	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2036	\$408,900	1	\$77,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Lobby, Outside							
		Explanation : CCTV Surveillance Camera System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$128,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	99%			2032	\$919,900			
	Pres. Reducing Valve/LP Steam	1%			2032	\$1,300	5	\$100	

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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
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$4,800	2035	\$238,200	4	\$5,100	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mechanical Room C-15, 11th Floor Mechanical Room</i>									
	Steam Piping/Pump	50%			2036	\$872,200			
Terminal Devices									
	Convactor/Radiator	45%			2041	* *	1	\$30,200	
	Unit Heater - Steam	5%			2031	\$61,900	4	\$1,400	
	No Component	50%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location :</i>									
<i>Explanation : Reported Under Air Conditioning</i>									
Controls									
	Pneumatic	100%	Now	\$1,684,000	2034	\$4,210,100			
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Air Conditioning									
Conversion Equipment									
	Absorption Chiller/Steam/HW	1%			2032	\$70,700	1	\$2,300	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>									
<i>Location : 11th Floor Mechanical Room. Two Units.</i>									
	Split Unit	5%			2041	* *			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Various Locations</i>									
	Split Unit	1%			2031	\$51,700			
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
	No Component	93%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$4,900	2036	\$24,700	4	\$10,300	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mechanical Room C-15, 11th Floor Mechanical Room</i>									
<i>Not in Service, Extent : Light, Area Affected : 100%</i>									
<i>Location : 11th Floor Mechanical Room. 3 Chilled Water Pumps And 2 Condenser Water Pumps Associated With Absorption Chiller</i>									
Terminal Devices									
	Air Handler/Cool/Ht	90%			2031	\$266,300	1	\$115,800	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Room C-15, 11th Floor Mechanical Room</i>									
	Air Handler/Cool/Ht	10%			2036	\$29,600	1	\$12,900	

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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
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	1%			2030	\$800	2	\$2,100	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : 15th Floor Roof							
	No Component	99%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	12%	Now	\$57,400	LIFE	* *	2-5	\$13,900	
		Insul. Deteriorating, Extent : Light, Area Affected : 5%							
		Location : Mechanical Room C-15							
	Ductwork/Diffusers	88%			LIFE	* *	2-5	\$161,600	
Exhaust Fans									
	Interior	60%			2031	\$579,700	2	\$3,800	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room C-15, 5th Floor Mechanical Room, 10th Floor Mechanical Room, 11th Floor Mechanical Room, Penthouse Fan Rooms							
	Interior	30%			2036	\$289,800	2	\$1,900	
	Roof	10%			2031	\$42,300	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$2,797,800	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	\$43,600	4	\$6,600	
	Sewage Ejector(s)								
	Electric	100%			2041	* *	4	\$8,300	
	Backflow Preventer								
	Generic	11%	Now	\$1,100	2041	* *	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room C-15							
		Explanation : Leaking Backflow Preventer							
	Generic	89%			2041	* *	1	\$11,300	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3 Units From 1st To 14th Floor, 3 Units From Basement To 14th Floor							
		Explanation : 6 Units							

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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
Fire Suppression	Standpipe								
	Generic	100%	Now	\$20,100	2036	\$1,003,000	1-5	\$73,800	
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%									
Location : Throughout									
Leak Evident, Extent : Light, Area Affected : 100%									
Location : Penthouse Tank Room									
House Tank: Metal, Extent : Light, Area Affected : 100%									
Location : Penthouse Tank Room									
Sprinkler	No Component	60%							
	Generic	40%			2036	\$1,205,000	1-2	\$23,300	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : MORRISANIA D AND T CENTER ANNEX
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 24,627 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$737,700	\$290,500
Interior Architecture	\$71,600	\$1,090,200
Electrical		\$612,900
Mechanical		\$1,452,700
Total	\$809,300	\$3,446,400
Importance Code A	\$737,700	\$290,500
Importance Code B		\$3,155,800
Importance Code C	\$71,600	
Total	\$809,300	\$3,446,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$2,200			
Interior Architecture	\$17,300		\$1,700	\$4,700
Electrical	\$2,900	\$2,300	\$2,400	\$3,100
Mechanical	\$27,200	\$4,700	\$5,700	\$3,400
Total	\$49,600	\$7,000	\$9,700	\$11,200
Importance Code A	\$2,200			
Importance Code B	\$44,500	\$7,000	\$9,700	\$11,200
Importance Code C	\$2,900			
Total	\$49,600	\$7,000	\$9,700	\$11,200



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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND 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
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$394,200	LIFE	* *	5	\$45,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Exit To Parking Area, Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Efflorescence, Extent : Light, Area Affected : 5%									
Location : West Wall									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Throughout									
Explanation : Rusted Relieving Angles									
Windows									
	Aluminum	100%	Now	\$82,500	2044	* *	5	\$4,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
	Masonry: Brick	75%	Now	\$86,700	LIFE	* *	5	\$6,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Various Locations Throughout									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
	Metal Panel	15%			2056	* *	5	\$5,100	
	Metal: Cage/Fence	10%	Now	\$2,200	2049	* *	5	\$2,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Modified Bitumen	100%	Now	\$174,300	2036	\$290,500			1
Blisters, Extent : Severe, Area Affected : 25%									
Location : Throughout Roof									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%									
Location : Throughout Third Floor Roof.									
Soffits									
	Stucco Cement	100%			2041	* *	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$19,400	
	Quarry Tile	5%			2049	* *	5	\$3,300	
	Vinyl Tile	85%			2036	\$1,090,200	3	\$18,800	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$5,800	
	Gypsum Board	90%			LIFE	* *	5-10	\$110,600	
Ceilings									
	AcousTileSusp.Lay-In	100%			2041	* *	5	\$42,100	

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND 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

Under 600 Volts

Raceway

Conduit

100%

2036

\$43,200

1

Panelboards

Molded Case Bkrs

100%

2035

\$41,800

5

\$600

Wiring

Thermoplastic

100%

2036

\$61,000

1

Motor Controllers

Locally Mounted

100%

2034

\$93,100

5

\$200

Lighting

Interior Lighting

Fluorescent

100%

2036

\$392,300

10

\$22,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T8 Lamps*

Egress Lighting

Emergency, Service

50%

2036

\$7,900

1

Exit, Service

50%

2036

\$5,600

1

Exterior Lighting

Fluorescent

5%

2031

\$5,100

10

\$100

HID

10%

2031

\$12,000

10

No Component

85%

Alarm

Security System

Generic

100%

2031

\$48,400

1

\$9,200

Fire/Smoke Detection

Generic, Digital

100%

2036

\$66,500

1-3

\$15,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building.**Explanation : Strobes, Pull Box Station, Bell, Smoke Detector, Fire Alarm Panel*

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

Heating

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$1,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Of Adjacent Building**Explanation : Hot Water Pumps Located In Adjacent Building Basement. Only Piping In This Building*

Terminal Devices

Air Handler

70%

0-2

\$17,000

2036

\$339,700

1

\$9,600

*Corroded, Extent : Moderate, Area Affected : 10%**Location : At Bottom Of The Unit, 3rd Floor Mechanical Room*

Convactor/Radiator

30%

2041

* *

1

\$2,400

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND 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
Heating									
	Controls								
	Pneumatic	100%			2034	\$498,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	\$1,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Chilled Water Pumps Are Located In Adjacent Building. Only Chilled Water Piping Is In This Building									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	\$500,300	1	\$15,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,700	
	Exhaust Fans								
	Interior	100%			2036	\$114,400	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$12,400	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : MORRISANIA D AND T CENTER MAIN BLDG.
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 71,711 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,692,800	\$459,700
Interior Architecture	\$273,300	\$2,430,000
Electrical		\$2,435,500
Mechanical		\$4,483,300
Total	\$3,966,100	\$9,808,400
Importance Code A	\$3,692,800	\$459,700
Importance Code B	\$197,100	\$9,348,800
Importance Code C	\$76,200	
Total	\$3,966,100	\$9,808,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$27,700			
Interior Architecture	\$110,700		\$21,200	\$12,100
Electrical	\$15,400	\$11,700	\$12,100	\$16,500
Mechanical	\$122,900	\$42,300	\$33,400	\$44,100
Site Enclosure	\$58,800			
Site Pavements	\$28,800			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$378,800	\$68,400	\$81,000	\$87,200
Importance Code A	\$34,800	\$7,100	\$7,100	\$7,100
Importance Code B	\$290,200	\$61,300	\$73,900	\$77,700
Importance Code C	\$53,800			\$2,400
Total	\$378,800	\$68,400	\$81,000	\$87,200



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HEALTH AND HOSPITALS CORP. - 819 MORRISANIA D AND T CENTER MAIN BLDG.

Asset # : 1004

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	97%	Now	\$1,981,500	LIFE	* *	5	\$459,700	
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : At Perimeter Joint Between Building And Sidewalks							
	Window Wall	3%			2046	* *	5	\$53,300	
Windows									
Aluminum		100%	Now	\$946,100	2061	* *	5	\$9,500	
		Hardware Missing, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Weather Strip Missing, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Parapets									
Masonry: Brick		90%	Now	\$24,200	LIFE	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Various Locations Throughout							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Various Locations Throughout							
	Metal Panel	10%	Now	\$3,500	2046	* *	5	\$800	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
Modified Bitumen		100%	Now	\$765,200	2046	* *			
		Blisters, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout Roofs							
Interior									
Floors									
Cast in Place Concrete		15%	Now	\$30,100	LIFE	* *	5	\$37,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Basement							
Ceramic Tile		3%			2045	* *	5	\$3,400	
Quarry Tile		25%	Now	\$108,600	2041	* *	5	\$21,200	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Entrance							
Vinyl Tile		57%	Now	\$37,200	2036	\$1,859,800	3	\$24,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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HEALTH AND HOSPITALS CORP. - 819 MORRISANIA D AND T CENTER MAIN BLDG.

Asset # : 1004

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	10%	Now	\$76,200	LIFE	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Room In Basement									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Mechanical Room In Basement									
Ceramic Tile	5%			2045	* *	5	\$4,800		
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,700		
Gypsum Board	73%	Now	\$20,500	LIFE	* *	5	\$41,900		
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Basement									
Masonry: Brick	2%			LIFE	* *	10	\$600		
Ceilings									
AcousTileConcealSpLn	30%			2034	\$570,200	5	\$42,300		
AcousTileSusp.Lay-In	50%			2041	* *	5	\$56,400		
Exposed Struc: Concrete	10%	Now	\$88,500	LIFE	* *	5	\$1,800		
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Room Adjacent To Generator And Other Areas In Mechanical Room									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : Basement Mechanical Room									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Room Adjacent To Generator, Basement West Side									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Adjacent To Generator									
Explanation : Cracking Concrete Beam									
Gypsum Board	5%			LIFE	* *	5-10	\$19,400		
Plaster	5%			LIFE	* *	5-10	\$9,700		
Site Enclosure									
Fence/Gates									
Chain Link	90%	Now	\$8,400	2046	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Perimeter Of Property									
Iron Picket	10%	Now	\$300	2056	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Gerrard Avenue									
Retaining Walls									
Cast in Place Concrete	90%	Now	\$38,500	2056	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Parking Lot And Parking Lot Entrance									
Water Penetration, Extent : Severe, Area Affected : 40%									
Location : Parking Lot									
Concrete Masonry Unit	10%	Now	\$11,700	2066	* *				
Misaligned/Bulging, Extent : Severe, Area Affected : 100%									
Location : South Stairs To River Avenue									

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HEALTH AND HOSPITALS CORP. - 819 MORRISANIA D AND T CENTER MAIN BLDG.

Asset # : 1004

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$8,600	2041	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : Adjacent To Parking Lot And Other Areas Throughout</i>					
<i>Tripping Hazard, Extent : Light, Area Affected : 5%</i>					
<i>Location : Gerard Avenue</i>					

On-Site Walkways

Cast in Place Concrete	100%			2041	**

Parking/Driveway

Asphalt	100%	Now	\$20,200	2039	**
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>					
<i>Location : Parking Lot</i>					
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>					
<i>Location : Upper Driveway</i>					
<i>Explanation : Some Areas Have Been Repaved</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

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2036	\$23,900	5	\$300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Four Main Disconnect Switches (No Visible Rating Nameplate)</i>							

Fused Disc Sw	10%			2036	\$2,700	5
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
<i>Location : Electrical Room</i>						
<i>Explanation : 400 Ampere Service Switch For Fire Pump</i>						

Transformers

Dry Type	100%			2034	\$28,000	5	\$300

Switchgear / Switchboard

Molded Case Bkrs	100%			2036	\$170,200	5	\$1,900

Raceway

Conduit	90%			2036	\$109,300	1
Conduit	10%			2046	**	1

Panelboards

Fused Disc Sw	10%			2035	\$9,400	5	\$200
Molded Case Bkrs	90%			2035	\$84,600	5	\$1,700

Wiring

Thermoplastic	90%			2036	\$163,900	1
Thermoplastic	10%			2046	**	1

Motor Controllers

Locally Mounted	100%			2034	\$248,200	5	\$500

Ground

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND 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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	\$14,400	1	\$22,100	
	Generators								
	Diesel	100%			2032	\$113,800	1	\$27,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One 30 Kilowatt Capacity								
	Batteries								
	Lead/Acid	100%			2030	\$2,600	5	\$2,700	
	Fuel Storage								
	Day Tank	100%			2035	\$26,800	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : By Generator								
	Explanation : One 25 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	90%			2036	\$1,028,200	10	\$59,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T8 Lamps								
	Fluorescent	5%			2036	\$57,100	10	\$3,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Light								
	LED	5%			2036	\$63,200			
	Egress Lighting								
	Emergency, Service	50%			2036	\$23,100	1		
	Exit, Service	50%			2036	\$16,200	1		
	Exterior Lighting								
	HID	10%			2031	\$35,000	10		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2031	\$141,000	1	\$26,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$193,700	1-3	\$45,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout Building								
	Explanation : Strobes, Pull Box Station, Bell, Smoke Detector, Fire Alarm Panel								

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND 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
Heating									
	Energy Source								
	Natural Gas	100%			2046	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2041	**	1	\$71,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Steam Boiler Units And 2 Heat Exchangers To Convert Steam To Hot Water.								
	Distribution								
	Hot Wtr Piping/Pump	95%			2044	**	4	\$5,000	
	Steam Piping/Pump	5%			2046	**			
	Terminal Devices								
	Air Handler	15%	0-2	\$4,200	2036	\$211,900	1	\$6,000	
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Fan Room								
	Explanation : No.2 Unit Has Control Issue								
	Air Handler	55%			2036	\$777,100	1	\$24,400	
	Convactor/Radiator	30%			2034	\$184,200	1	\$7,000	
	Controls								
	Pneumatic	100%			2034	\$1,451,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	95%			2039	**	1	\$73,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : R-11. Two Water Cooled Chillers Also Feed Air Handlers On 3rd Floor								
	Split Unit	5%	Now	\$4,500	2046	**			
	Noisy/Vibrating, Extent : Severe, Area Affected : 100%								
	Location : Communication Room								
	Distribution								
	CW & CHW Wtr Pipe/Pump	95%	Now	\$2,300	2046	**	4	\$3,400	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 40%								
	Location : Roof								
	Leak Evident, Extent : Severe, Area Affected : 2%								
	Location : Roof. Leaking Pipes At Water Cooling Towers.								
	No Component	5%							
	Terminal Devices								
	Air Handler/Cool/Ht	95%	Now	\$27,700	2036	\$1,384,100	1	\$37,900	
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout. Defective Variable Air Volume Boxes.								
	Fan Coil - 2 Pipe	5%			2036	\$114,500	1	\$1,200	

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND 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
Air Conditioning									
	Heat Rejection								
	Dry Cooler	5%			2036	\$17,200	2	\$2,500	
	Water Cooling Tower	95%			2034	\$360,300	2	\$68,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Cooling Towers								
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%	Now	\$33,000	LIFE	* *	2-5	\$20,000	
	Faulty Air Intake, Extent : Moderate, Area Affected : 10%								
	Location : Basement. Outside Air Intake Dampers Inoperable For Air Handling Unit-1 And Air Handling Unit-2								
	Malfunctioning, Extent : Severe, Area Affected : 50%								
	Location : Actuators, Various Locations								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$31,700	
Exhaust Fans									
	Interior	90%			2041	* *	2	\$2,000	
	Recent Repair Evident, Extent : N/A, Area Affected : 80%								
	Location : Fan Room								
	Roof	10%	Now	\$14,600	2046	* *	2	\$200	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	0-2	\$1,900	2046	* *	1		
	Not Insulated, Extent : Moderate, Area Affected : 10%								
	Location : Water Main Area								
	Brass/Copper	90%			2046	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2046	* *	4	\$7,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%	Now	\$1,500	2036	\$15,000	4	\$1,500	
	Cracked, Extent : Moderate, Area Affected : 5%								
	Location : The Piping								
Backflow Preventer									
	Generic	100%			2036	\$33,500	1	\$4,400	
Fixtures									
	Generic	100%							
Vertical Transport									

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

**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 50%									
Location : Basement To 3rd Floor									
Explanation : 2 Elevators. Both Are On Extended Life									
Fire Suppression									
Standpipe									
	Generic	100%			2056		* *	1-5	\$36,200
Sprinkler									
	No Component	75%							
	Generic	25%			2046		* *	1-2	\$5,000
Fire Pump									
	Generic	100%			2039		* *	1	\$13,400

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : NORTH CENTRAL BRONX HOSPITAL
Address : 3424 KOSSUTH AVE AND 210 ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002
Area Sq Ft : 655,542 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-May-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,11,13,17,18
Block : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$6,393,400	\$890,300
Interior Architecture	\$2,495,700	\$921,600
Electrical	\$6,848,100	\$9,640,900
Mechanical	\$25,538,800	\$2,769,300
Total	\$41,276,000	\$14,222,100
Importance Code A	\$6,885,100	\$2,901,300
Importance Code B	\$34,390,900	\$11,264,800
Importance Code C		\$56,100
Total	\$41,276,000	\$14,222,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$87,600	\$21,400		
Interior Architecture	\$41,500			\$55,400
Electrical	\$140,900	\$111,700	\$108,100	\$119,000
Mechanical	\$136,400	\$256,400	\$364,100	\$204,500
Elevators/Escalators	\$123,800	\$123,800	\$123,800	\$123,800
Total	\$530,300	\$513,400	\$596,000	\$502,800
Importance Code A	\$127,600	\$73,800	\$50,700	\$50,700
Importance Code B	\$361,200	\$439,600	\$545,300	\$452,100
Importance Code C	\$41,500			
Total	\$530,300	\$513,400	\$596,000	\$502,800



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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
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	57%			LIFE	**	5	\$228,400	
	Metal Panel	2%	Now	\$111,300	2043	**	5	\$15,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Above Overhead Doors									
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Above Overhead Doors									
	Metal Coiling Doors	3%			2038	**	5	\$37,600	
	Pre-Cast Concrete	35%	Now	\$665,800	LIFE	**	5	\$455,900	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Window Wall	3%	Now	\$114,700	2053	**	5	\$22,500	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Lobby And Various Other Locations									
Weather Strip Missing, Extent : Moderate, Area Affected : 25%									
Location : Lobby									
Windows									
	Aluminum	95%	Now	\$4,788,700	2058	**	5	\$48,000	
Air Infiltration, Extent : Severe, Area Affected : 75%									
Location : Throughout									
Caulking Deteriorated, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Stairs									
	Metal Louvers	5%			2042	**	10	\$31,600	
Parapets									
	Cast in Place Concrete	5%	Now	\$12,500	LIFE	**	5	\$13,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : Parapet Enclosing Cooling Tower									
	Masonry: Brick Cavity	60%	0-2	\$33,700	LIFE	**	5	\$16,000	
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Northeast And Northwest Corners									
	Metal Panel	5%			2053	**	5	\$5,200	
	Metal Rail	10%			2046	**	5-10	\$48,200	
	Pre-Cast Concrete	20%			LIFE	**	5	\$33,600	

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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
Exterior									
Roof									
	Cast in Place Concrete	15%			LIFE	**			
	Modified Bitumen	50%	Now	\$41,400	2038	**			
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : 18th Floor From Water Tower									
	Panel/Paver: Cer/Brk	35%	Now	\$712,900	2063	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Terrace Over Second Floor									
Vegetation Growth, Extent : Moderate, Area Affected : 40%									
Location : Terrace Over Second Floor									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Terrace Over Second Floor									
Soffits									
	Pre-Cast Concrete	95%			LIFE	**	5	\$206,000	
	Stucco Cement	5%			2046	**	5	\$8,300	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$176,400	
	Ceramic Tile	5%	2-4	\$119,000	2042	**	5	\$20,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Toilets									
Worn/Erode, Extent : Moderate, Area Affected : 10%									
Location : Toilets									
	Panel/Paver: Cer/Brk	10%			2049	**	5	\$181,400	
	Quarry Tile	20%	Now	\$621,200	2046	**	5	\$121,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 17th Floor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 17th Floor									
	Vinyl Tile	55%	Now	\$1,282,900	2038	**	3	\$166,300	
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2042	**	5	\$7,400	
	Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
	Glass: Single Pane	2%			LIFE	**	5	\$2,200	
	Gypsum Board	63%			LIFE	**	5	\$56,100	
	Masonry: Brick	5%			LIFE	**			
	Plaster	10%	Now	\$37,800	LIFE	**	5	\$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs At Window Locations									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stairs At Window Locations									

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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

Interior

Ceilings

AcousTileConcealSpLn 45% 4+ \$304,800 2038 * * 5 \$226,100

Broken/Missing Elements, Extent : Moderate, Area Affected : 2%

Location : Throughout

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

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : Throughout

AcousTileSusp.Lay-In 11% Now \$77,000 2046 * * 5 \$44,200

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Throughout

AcousTileSusp.Lay-In 4% 2046 * * 5 \$32,200

Exposed Struc: Concrete 15% LIFE * * 5 \$18,800

Metal Panel 11% LIFE * * 5 \$110,600

Metal Panel 14% LIFE * * 5 \$140,700

Site Enclosure

Fence/Gates

Iron Picket 100% 2068 * *

Free Standing Walls

Cast in Place Concrete 100% 2068 * *

Retaining Walls

Cast in Place Concrete 100% 2068 * *

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2046 * *

On-Site Walkways

Cast in Place Concrete 30% 2046 * *

Pavers/Stone 70% 2042 * *

Parking/Driveway

Cast in Place Concrete 100% 2046 * *

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

Under 600 Volts

Service Equipment

Air Circuit Breaker 100% 2033 \$885,100 5 \$3,400

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

Location : Electrical Room

Explanation : Four Main Disconnect Switches Rated At 4,000 Amperes Each

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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
Under 600 Volts									
Transformers									
	Dry Type	20%			2031	\$5,600	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Kilovolt Amperes, Three 150 Kilovolt Amperes, Two 75 Kilovolt Amperes, Two 45 Kilovolt Amperes, 480 Volts Primary, 277 / 120 Volts Secondary									
	Dry Type	80%			2031	\$22,400	5	\$1,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Closets From 1st To 17th Floors									
Explanation : 90 Transformers Of 75 And 45 Kilovolt Amperes 480 Volts Primary , 277/120 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	75%			2033	\$663,800	5	\$2,100	
	Fused Disc Sw	5%			2053	* *	5	\$100	
	Molded Case Bkrs	20%			2033	\$177,000	5	\$3,500	
Raceway									
	Busway	10%			2031	\$95,600	1		
	Conduit	80%			2033	\$765,100	1		
	Conduit	10%			2053	* *	1		
Panelboards									
	Fused Disc Sw	10%			2032	\$100,300	5	\$1,500	
	Molded Case Bkrs	15%			2049	* *	5	\$2,600	
	Molded Case Bkrs	75%			2032	\$752,300	5	\$12,900	
Wiring									
	Busway	10%			2031	\$142,400	1		
	Thermoplastic	80%			2033	\$1,138,900	1		
	Thermoplastic	10%			2053	* *	1		
Motor Controllers									
	Locally Mounted	10%			2031		5	\$400	
	Motor Control Center	20%			2046	* *	5	\$3,600	
	Motor Control Center	65%			2031	\$1,188,700	5	\$11,600	
	Variable Frequency Drive	5%			2046	* *			
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Transfer Switches									
	Automatic	80%			2031	\$87,500	1	\$161,400	
	Automatic	20%			2046	* *	1	\$40,300	
Generators									
	Diesel	100%			2029	\$1,752,000	1	\$253,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Two Emergency Generators Rated At 750 Kilowatts Each.									
Batteries									
	Lead/Acid	100%			2027	\$2,600	5	\$24,300	

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	30%			2032	\$8,100	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 105 Gallons Rated Capacity							
	Main Tank	70%			2036	\$56,300	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement 3							
		Explanation : 20,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	45%			2028	\$3,862,500	10	\$222,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	30%			2038	* *	10	\$148,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2033	\$429,200	10	\$24,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	LED	20%			2041	* *			
Egress Lighting									
	Emergency, Service	10%			2033	\$34,800	1		
	Emergency, Service	50%			2028	\$173,800	1		
	Exit, LED	10%			2061	* *	1		
	Exit, Service	20%			2028	\$48,700	1		
	Exit, Service	10%			2038	* *	1		
Exterior Lighting									
	HID	20%			2028	\$640,500	10	\$400	
	LED	10%			2038	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	\$65,200	5	\$1,500	
Alarm									
	Security System								
	Generic	100%			2033	\$1,288,500	1	\$244,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Cafeteria, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2033

\$1,770,500

1-3

\$416,200

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

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2043

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : Three 20,000 Gallon Tanks For No.2 Fuel Oil*

Conversion Equipment

Heat Exchanger, Plate &
Frame

10%

2036

\$142,500

1

\$26,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Equipment Room**Explanation : Heat Exchanger Serves Reheat System And Radiation*

Steam Boiler

50%

2046

* *

1

\$266,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 4 Out Of 5 Boilers Are Newer Units*

Steam Boiler

20%

2031

\$983,400

1

\$106,700

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : Boiler No.2 Is Beyond Its Useful Life Cycle And Defective.*

Steam Boiler

20%

0-2

\$491,700

2038

* *

1

\$96,000

*Broken, Extent : Moderate, Area Affected : 100%**Location : No. 4 Boiler Is Not Working*

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2041	* *	4	\$8,000	
Central Plant Steam Piping/Pmp	70%	0-2	\$555,200	2043	* *	4	\$18,600	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Defective And Corroded Control Valve								
Damaged, Extent : Moderate, Area Affected : 20%								
Location : Secondary Water System And Reheat. Shut Off Valve Of Reheat System Defective								
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
Location : Deteriorating Insulation								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Condensate Return Pipe Throughout								
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : 5th Floor. Pressure Reducing Defective. Damaged Control Of Bypass Shut Off Valve								
Terminal Devices								
Air Handler	50%	0-2	\$530,800	2028	\$5,308,100	1	\$149,900	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : Air Handler Pans								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Level B2, 5th And 18th Floors								
Explanation : Air Handler Doors Leaking Air								
Air Handler	10%			2041	* *	1	\$33,300	
Convactor/Radiator	30%			2038	* *	1	\$52,200	
Fan Coil Unit/Heat	10%	0-2	\$139,900	2033	\$1,398,700	1	\$15,700	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Reheat System								
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	80%	0-2	\$920,200	2042	**	1	\$419,800	
	Malfunctioning, Extent : Moderate, Area Affected : 10%								
	Location : No. 2 Chiller Not Working								
	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%			2029	\$2,300,500	1	\$116,600	
	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									
	CW & CHW Wtr Pipe/Pump	80%			2043	**	4	\$31,900	
	CW & CHW Wtr Pipe/Pump	20%			2053	**	4	\$5,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : Pumps Replaced In 1999								
Terminal Devices									
	Air Handler/Cool/Ht	65%	0-2	\$1,423,000	2028	\$7,115,100	1	\$194,900	
	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. 23 Out Of 27 Air Handlers Are Beyond Their Useful Life Cycle Rating								
	Air Handler/Cool/Ht	15%			2038	**	1	\$50,000	
	Air Handler/Cool/Ht	20%			2041	**	1	\$66,600	
	Recent Installation, Extent : N/A, Area Affected : 20%								
	Location : 18th Floor								
Heat Rejection									
	Water Cooling Tower	100%	0-2	\$2,849,500	2038	**	2	\$433,800	
	Corroded, Extent : Severe, Area Affected : 10%								
	Location : Roof. Supply And Return Piping Corroded								
	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location : Roof. Severe Leakages								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 3 Units								

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

HEALTH AND HOSPITALS CORP. - 819
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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$300,400	
Needs Cleaning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Exhaust Fans								
Interior	98%			2028	\$2,452,000	2	\$16,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room, 5th Floor; B3 And 18th Floor								
Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating								
Roof	2%			2028	\$21,900	2	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$362,300	2043	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
Location : Water Pump Room								
Leak Evident, Extent : Moderate, Area Affected : 100%								
Location : Pumps, Pipes In The Basement								
HW Heat Exchanger								
Steam Fired	100%			2043	* *	4	\$79,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Equipment Room								
Explanation : Two 5,000 Gallon Tanks								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$137,400	4	\$20,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 Duplex Units								
Sewage Ejector(s)								
Electric	100%			2028	\$359,400	4	\$39,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : 2 Duplex Units								
Backflow Preventer								
Generic	100%			2038	* *	1	\$33,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Fire And Domestic								
Fixtures								
Generic	100%							

Vertical Transport

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
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	65%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement To 17th Floor							
		Explanation : 12 Units							
	Geared Traction	25%			LIFE		* *		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Level							
		Explanation : Two Freight Elevators Are Not Working							
	Geared Traction	10%			LIFE		* *		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Level							
		Explanation : 1 Passenger Elevator In Unreliable Condition According To Building Staff							
Fire Suppression									
Standpipe									
	Generic	100%			2043		* *	1-5	\$271,700
Sprinkler									
	No Component	40%							
	Generic	60%	0-2	\$234,000	2043		* *	1-2	\$78,500
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Leaking Sprinkler Piping							
Fire Pump									
	Generic	50%			2029	\$269,300		1	\$50,300
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Fire Pumps Are Beyond Their Useful Life Cycle							
	Generic	50%			2042		* *	1	\$50,300
Chemical System									
	Generic	33%			2027	\$20,100		1-10	\$9,600
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Chemical System Is Beyond Its Useful Life Cycle							
	Generic	67%			2032	\$40,800		1-10	\$19,400
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 17th Floor							
		Explanation : No Access For Proper Inspection							

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.330 / 13433 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 5,662 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Mar-2021 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 170 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$495,600
Interior Architecture	\$64,400	\$107,000
Electrical		\$93,500
Mechanical	\$108,700	
Site Pavements		\$826,600
Total	\$173,000	\$1,522,600
Importance Code A		\$495,600
Importance Code B	\$173,000	\$200,400
Importance Code C		\$826,600
Total	\$173,000	\$1,522,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$43,500	\$400		
Interior Architecture	\$43,900		\$400	\$2,800
Electrical	\$5,500	\$100		
Mechanical	\$28,900	\$600	\$2,900	\$16,200
Site Pavements	\$41,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$170,200	\$8,200	\$10,500	\$26,100
Importance Code A	\$53,800	\$600	\$300	\$300
Importance Code B	\$75,100	\$7,500	\$10,300	\$25,800
Importance Code C	\$41,300			
Total	\$170,200	\$8,200	\$10,500	\$26,100



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

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$12,700	LIFE	**	5	\$4,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Column Supports At Covered Walkway									
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Column Supports At Covered Walkway									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Column Supports At Covered Walkway									
Masonry: Brick Cavity	40%			LIFE	**	5	\$7,400		
Metal, Corrugated	10%			2052	**	1			
Metal Panel	20%	0-2	\$5,600	2052	**	5	\$6,900		
Corrosion/Rusting, Extent : Light, Area Affected : 35%									
Location : Rooftop Mechanical Enclosure									
Metal Sect. OHD	5%			2037	**	5	\$2,900		
Pre-Cast Concrete	10%			LIFE	**	5	\$6,000		
Weathering Steel	5%	Now	\$9,400	LIFE	**	1			
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Scuppers Of Covered Walkway Roof									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Column Supports At Covered Walkway									
Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel									
Window Wall	5%			2052	**	5	\$3,500		
Windows									
Aluminum	100%			2048	**	5	\$700		
Parapets									
Pre-Cast Concrete	85%			LIFE	**	5	\$2,000		
No Component	15%								
Roof									
Single Ply Membrane	100%	Now	\$9,900	2032	\$495,600				
Ponding, Extent : Moderate, Area Affected : 50%									
Location : Main Roofs And Overhangs At Covered Walkway									
Soffits									
Metal Panel	100%	Now	\$2,700	2052	**	5	\$8,500		
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Underside Perimeter Of Covered Walkway									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Underside Perimeter Of Covered Walkway									
Interior									
Floors									
Carpet	25%			2027	\$42,800	3	\$4,200		
Cast in Place Concrete	30%			LIFE	**	5	\$5,600		
Ceramic Tile	5%			2041	**	5	\$400		
Vinyl Tile	40%			2032	\$107,000	3	\$1,300		
Interior Walls									
Ceramic Tile	5%			2041	**	5	\$400		
Gypsum Board	95%			LIFE	**	5	\$4,400		

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	40%			2030	\$64,400	5	\$3,400	
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	50%			LIFE	* *	5	\$5,300	
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%			2052	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	50%			2045	* *			
	Pavers/Stone	50%			2041	* *			
	Parking/Driveway								
	Asphalt	100%	Now	\$41,300	2035	\$826,600			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Potholes, Extent : Moderate, Area Affected : 5%								
	Location : Rear Yard								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2048	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	95%			2032	\$93,500	10	\$4,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 5%							
		Location : Lobby							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%							
		Location : Throughout							
	Incandescent	5%			2027	\$5,400	2		
	Egress Lighting								
	Emergency, Service	50%			2032	\$2,000	1		
	Exit, LED	50%			2047	* *	1		
	Exterior Lighting								
	LED	15%			2032	\$5,200			
	No Component	85%							

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
	Conversion Equipment								
	Furnace	50%			2027	\$10,100	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof, EMS And Fire Department Garages							
		Explanation : 2 Rooftop Package Units With Gas Heat And 5 Gas Fired Space Heaters							
	Hot Water Boiler	50%			2037	**	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Rooms							
		Explanation : 2 Gas Fired Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$300	2040	**	4	\$300	
		Insul. Deteriorating, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Terminal Devices								
	Convactor/Radiator	100%			2037	**	1	\$1,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2027	\$108,700	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Units							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$7,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,200	
	Exhaust Fans								
	Roof	100%			2027	\$12,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Electric	20%			2027	\$5,400	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Serves Garage							
	Gas Fired	80%			2030	\$15,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : FDNY Mechanical Room							
		Explanation : FDNY Access							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : EMS Side Of The Facility; 1st To 2nd Floor							
		Explanation : The Unit Is Functional But Not Used							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2052	* *	1-2	\$400	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 16-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,Ph
Block : 6858 **Lot** : 1 **BIN** : 4442433

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,489,600	\$1,626,600
Interior Architecture	\$1,420,500	\$1,009,200
Electrical		\$7,300,900
Mechanical	\$12,027,700	\$13,830,900
Site Pavements	\$77,600	
Total	\$15,015,400	\$23,767,700
Importance Code A	\$1,489,600	\$2,957,100
Importance Code B	\$12,429,700	\$20,337,200
Importance Code C	\$1,096,200	\$473,500
Total	\$15,015,400	\$23,767,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$120,700		\$20,300	
Interior Architecture	\$115,600		\$44,900	\$82,400
Electrical	\$108,200	\$55,900	\$61,100	\$62,300
Mechanical	\$2,314,500	\$104,900	\$180,600	\$111,300
Site Pavements	\$34,000			
Elevators/Escalators	\$80,600	\$80,600	\$80,600	\$80,600
Total	\$2,773,700	\$241,400	\$387,600	\$336,600
Importance Code A	\$126,900		\$21,900	
Importance Code B	\$2,556,100	\$241,400	\$365,700	\$311,900
Importance Code C	\$90,700			\$24,700
Total	\$2,773,700	\$241,400	\$387,600	\$336,600



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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.

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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
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	30%			LIFE	**	5	\$1,218,500	
	Metal/Glass Curt Wall	30%			LIFE	**	5	\$292,400	
	Metal Panel	30%			2056	**	5-10	\$536,200	
	Metal Coiling Doors	5%			2049	**	5	\$40,600	
	Granite Panels	5%			LIFE	**	5	\$19,500	
Windows									
	Aluminum	95%			2052	**	5	\$42,000	
	Metal Louvers	5%			2045	**	10	\$13,800	
Parapets									
	Metal Panel	30%			2056	**	5	\$21,700	
	Metal Rail	10%	4+	\$3,300	2041	**	5	\$13,300	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : West Facade								
	Explanation : Location Noted								
	Metal Rail	25%			2049	**	5-10	\$84,400	
	Pre-Cast Concrete	35%			LIFE	**	5	\$82,300	
Roof									
	Cast in Place Concrete	15%			LIFE	**	10	\$41,900	
	IRMA/Protected Membrane	35%	Now	\$72,600	2041	**			
	Insul Miss/Displaced, Extent : Light, Area Affected : 10%								
	Location : A And B Wing								
	Modified Bitumen	30%	2-4	\$172,500	2041	**			
	Blisters, Extent : Light, Area Affected : 10%								
	Location : Wing B								
	Single Ply Membrane	5%	Now	\$3,600	2041	**			
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : 1st Floor - Room 1b-02j								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Facility Addition								
	Explanation : Location Noted								
	Sloped Glazing	15%	Now	\$437,700	LIFE	**	5	\$335,000	
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Active Water Leaks Throughout Atrium								
Soffits									
	Stucco Cement	100%			2049	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL 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
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$91,400	LIFE	**	5	\$112,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room, Electrical Meter Room, Chiller Plant Area								
Ceramic Tile	5%			2045	**	5	\$25,700	
Quarry Tile	5%			2049	**	5	\$38,500	
Terrazzo	10%			LIFE	**	5	\$80,200	
Vinyl Tile	70%	2-4	\$207,900	2041	**	3	\$134,700	
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Elevator Lobbies								
Interior Walls								
Cast in Place Concrete	5%	Now	\$78,500	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Exhaust Plenum Area, Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Chiller Plant Area								
Ceramic Tile	5%			2045	**	5	\$49,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$39,500	
Glass: Single Pane	5%			LIFE	**	5	\$74,000	
Gypsum Board	20%	0-2	\$289,000	LIFE	**	5	\$118,400	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Gypsum Board	60%			LIFE	**	5-10	\$1,006,100	
Ceilings								
AcousTileSusp.Lay-In	70%			2041	**	5	\$359,300	
AcousTileSusp.Lay-In	10%			2049	**	5	\$51,300	
Exposed Struc: Steel	10%			LIFE	**	10	\$102,700	
Gypsum Board	10%	Now	\$18,800	LIFE	**	5	\$64,200	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Bulkhead								
Site Enclosure								
Fence/Gates								
Iron Picket	50%			2071	**			
Iron Picket	50%			2071	**			
Retaining Walls								
Cast in Place Concrete	100%			2071	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$34,000	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$77,600 2045 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2056 * * 5 \$1,500

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

Location : Electrical Room - Basement

Explanation : Three 4,000 Ampere Main Disconnect Switches

Transformers

Dry Type

100% 2041 * * 5 \$1,300

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

Location : Mechanical / Electrical Spaces

Explanation : Various Sizes Of Capacities

Switchgear / Switchboard

Fused Disc Sw

100% 2056 * * 5 \$1,500

Raceway

Conduit

50% 2056 * * 1

Conduit

50% 2046 * * 1

Panelboards

Molded Case Bkrs

60% 2052 * * 5 \$5,400

Molded Case Bkrs

40% 2044 * * 5 \$3,600

Wiring

Thermoplastic

100% 2056 * * 1

Motor Controllers

Locally Mounted

10% 2041 * * 5 \$200

Motor Control Center

45% 2041 * * 5 \$4,200

Variable Frequency

45% 2041 * *

Drive

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$10,100

Corroded, Extent : Light, Area Affected : 100%

Location : Basement

Stand-by Power

Transfer Switches

Automatic

100% 2041 * * 1 \$105,500

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
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
Stand-by Power									
	Generators								
	Diesel	100%			2039	* *	1	\$132,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Generator Room							
		Explanation : Two 1,500 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2029	\$2,600	5	\$76,400	
Fuel Storage									
	Day Tank	50%			2052	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Generator Room							
		Explanation : One 275 Gallon							
	Underground Storage	50%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Underground							
		Explanation : One 10,000 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	\$4,370,900	10	\$251,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2036	\$546,400	10	\$31,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2041	* *			
Egress Lighting									
	Emergency, Service	5%			2036	\$11,100	1		
	Emergency, Battery	45%			2036	\$271,200	10	\$37,300	
	Exit, Service	5%			2036	\$7,700	1		
	Exit, Battery	45%			2036	\$228,900	10	\$10,400	
Exterior Lighting									
	LED	30%			2041	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2064	* *	5	\$1,800	
Alarm									
	Security System								
	Generic	100%			2036	\$674,100	1	\$128,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2036 \$926,300 1-3 \$217,700

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Fire Alarm Panel

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

Heating

Energy Source

Plant Campus Steam /
PRV

95% 2046 * * 1

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

Location : Throughout

Explanation : Steam Is Provided By Power Plant Building

Electricity 5% 2046 * * 1

Conversion Equipment

Heat Exchanger, Shell &
Tube

50% 2032 \$765,900

Pres. Reducing Valve/LP
Steam

45% 2032 \$97,300 5 \$9,200

Radiant Heater

5% 2031 \$467,300 2 \$8,000

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

Location : Lobby, Loading Docks And Other Locations

Explanation : Electric Unit Heaters

Distribution

Hot Wtr Piping/Pump

50% 2044 * * 4 \$12,700

Steam Piping/Pump

50% 2046 * *

Leak Evident, Extent : Light, Area Affected : 5%

Location : Basement Mechanical Room, Penthouse Mechanical Room

Terminal Devices

Air Handler

5% 2031 \$337,900 1 \$10,600

Convactor/Radiator

40% 2034 \$1,174,600 1 \$44,300

Unit Heater - Steam

10% 2031 \$204,100 4 \$4,700

No Component

45%

Other Observation, Extent : N/A, Area Affected : 0%

Location :

Explanation : Reported Under Air Conditioning

Controls

Digital

100% Now \$2,062,700 2029 \$10,313,500

Malfunctioning, Extent : Moderate, Area Affected : 10%

Location : Mechanical Rooms

Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2039	* *	1	\$296,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Chiller Room							
		Explanation : R-123 Refrigerant							
	Reciprocating Compr/Chiller	13%	Now	\$13,800	2031	\$688,700	1	\$18,600	
		Broken, Extent : Light, Area Affected : 5%							
		Location : Penthouse Mechanical Room							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
	Exterior Pkg Unit - Cooling	2%			2031	\$78,700	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : R-438a Refrigerant							
	Split Unit	3%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Engineer's Office, Kitchen							
	Water Cooled interior Pkg Unit	2%			2030	\$129,000	2		
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$11,600	2046	* *	4	\$16,900	
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Basement Mechanical Room							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2031	\$6,271,000	1	\$190,900	
	Fan Coil - 4 Pipe	10%			2031	\$1,365,900	1	\$11,100	
Heat Rejection									
	Air Cooled Condenser Unit	10%			2031	\$104,000	2	\$23,900	
	Dry Cooler	5%			2031	\$82,400	2	\$11,900	
	Water Cooling Tower	50%	Now	\$45,300	2030	\$906,900	2	\$138,100	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
	Water Cooling Tower	30%			2030	\$544,200	2	\$103,600	
	No Component	5%							

Ventilation

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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
Ventilation									
Distribution									
	Ductwork/Diffusers	7%	Now	\$55,200	LIFE	**	2-5	\$13,400	
Insul. Deteriorating, Extent : Light, Area Affected : 5%									
Location : Basement Mechanical Room									
	Ductwork/Diffusers	93%			LIFE	**	2-5	\$281,600	
Exhaust Fans									
	Interior	50%			2031	\$796,300	2	\$5,300	
	Roof	50%			2031	\$348,400	2	\$5,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2046	**	4	\$33,900	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2027	\$11,100	4	\$10,900	
Sewage Ejector(s)									
	Electric	100%			2031	\$188,000	4	\$20,500	
Backflow Preventer									
	Generic	100%			2036	\$160,400	1	\$21,000	
Fixtures									
	Generic	100%							
Booster Pump w/Tank									
	Generic	100%			2036	\$37,900	1	\$16,500	
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 7 Units From Basement To 5th Floor, 1 Unit From Basement To Penthouse									
Explanation : 8 Units									
Escalators									
	Over 20' Rise	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lower Level									
Explanation : Two Units									
Fire Suppression									
Standpipe									
	Generic	100%			2046	**	1-5	\$172,900	
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%									
Location : Throughout									
Sprinkler									
	Generic	100%			2046	**	1-2	\$96,100	
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%									
Location : Throughout									

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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
Fire Suppression	Fire Pump								
	Generic	100%	0-2	\$6,900	2032	\$342,900	1	\$57,600	
		Corroded, Extent : Light, Area Affected : 5%							
		Location : Fire Pump Room							
Chemical System	Generic	90%			2031	\$164,300	1-10	\$78,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Two 100 Square Foot Hoods							
	Generic	10%			2034	\$18,300	1-10	\$8,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cafe							
		Explanation : One 20 Square Foot Hood							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 / 2012
Area Sq Ft : 12,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$792,300	\$52,700
Interior Architecture	\$66,400	\$241,800
Electrical		\$69,100
Mechanical		\$685,000
Total	\$858,600	\$1,048,600
Importance Code A	\$792,300	\$52,700
Importance Code B	\$66,400	\$995,900
Total	\$858,600	\$1,048,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$124,800		\$100	
Interior Architecture	\$94,300		\$800	\$800
Electrical	\$3,500	\$4,700	\$2,500	\$2,200
Mechanical	\$5,200	\$1,200	\$12,500	\$1,400
Site Pavements	\$62,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$297,100	\$13,000	\$23,100	\$11,600
Importance Code A	\$124,800		\$100	
Importance Code B	\$117,000	\$13,000	\$22,200	\$11,600
Importance Code C	\$55,300		\$800	
Total	\$297,100	\$13,000	\$23,100	\$11,600



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
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - 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
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$16,000	LIFE	* *	5	\$4,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Loading Dock							
	Copper/Terne	2%			2041	* *	10	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Roof							
		Explanation : Location Noted							
	Masonry: Brick	85%	Now	\$415,700	LIFE	* *	5	\$24,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Granite	5%	Now	\$23,400	LIFE	* *	5	\$1,100	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Building Base							
	Masonry: Limestone	3%	Now	\$21,000	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : North Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : North Facade							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : North Facade							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Facade							
		Explanation : Painted Surface							
	Slate Panels	2%	Now	\$27,700	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Window Sills							
Windows									
	Aluminum	5%			2044	* *	5	\$300	
	Steel	75%	Now	\$311,500	2061	* *	5	\$24,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Steel	15%			2061	* *	5	\$9,900	
	Wood	5%	Now	\$11,100	2061	* *	5	\$1,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : At Clerestory							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : At Clerestory							
		Split/Cracked, Extent : Moderate, Area Affected : 55%							
		Location : At Clerestory							

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - 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
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$65,100	LIFE	**	5	\$4,900	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : At Corners							
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : North Facade, South Facade							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : North Facade, South Facade							
Masonry: Brick	15%			LIFE	**	5-10	\$6,700	
Masonry: Limestone	10%	Now	\$8,500	LIFE	**	5	\$800	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Roof								
Built-Up (BUR)	50%	Now	\$5,300	2031	\$52,700			
	Water Penetration, Extent : Light, Area Affected : 20%							
	Location : Within Paint, Electrical Shops And Storage, 2nd Floor							
Modified Bitumen	50%			2041	**	10	\$4,300	
Soffits								
Metal Panel	35%	Now	\$1,700	2066	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
	Location : Entry And Loading Docks							
Wood	65%	Now	\$4,400	2041	**	5	\$1,000	
	Worn/Erode, Extent : Moderate, Area Affected : 80%							
	Location : Loading Dock Canopy							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Loading Dock Canopy							
	Explanation : This Is A Wood Canopy With Rusted Steel Structure							

Interior

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - 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
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$24,500	LIFE	**	5	\$30,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Basement							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Loading Dock							
Mosaic Tile	5%	0-2	\$2,100	2041	**	5	\$1,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : 2nd Floor Toilet Room							
Vinyl Tile	25%	Now	\$3,100	2036	\$153,100	3	\$2,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : 2nd Floor Storage Area							
Vinyl Tile 9" X 9"	5%	Now	\$4,400	2031	\$88,700	3	\$400	
	Worn/Erode, Extent : Severe, Area Affected : 25%							
	Location : 2nd Floor Shops							
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
Gypsum Board	20%			LIFE	**	5-10	\$11,200	
Masonry: Brick	50%			LIFE	**	10	\$5,000	
Plaster	20%	Now	\$16,800	LIFE	**	5	\$2,000	
	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							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Storage Area On Second Floor							
Ceilings								
AcousTileSusp.Lay-In	30%	2-4	\$66,400	2053	**	5	\$3,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : 2nd Floor Shops							
	Misaligned/Bulging, Extent : Light, Area Affected : 20%							
	Location : 2nd Floor Shops							
	Staining/Discoloring, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Shops							
Exposed Struc: Concrete	60%			LIFE	**	5-10	\$15,900	
Exposed Struc: Concrete	10%	Now	\$16,600	LIFE	**	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Second Floor							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Electrical And Paint Shops, Storage - 2nd Floor							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2056	**			
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - 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	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$36,400	2041	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>									
<i>Location : North And East Of Property</i>									

On-Site Walkways

Cast in Place Concrete	100%			2041	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Loading Dock</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Loading Dock</i>									
<i>Explanation : Concrete Loading Dock Platform</i>									

Parking/Driveway

Asphalt	90%	2-4	\$25,600	2039	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Driveway - Parking Area</i>									
Cast in Place Concrete	10%			2049	**				

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	50%			2046	**	5			
Molded Case Bkrs	50%			2046	**	5		\$200	

Raceway

Conduit	80%			2036	\$13,600	1			
Conduit	20%			2056	**	1			

Panelboards

Molded Case Bkrs	55%			2035	\$23,000	5		\$200	
Molded Case Bkrs	45%			2044	**	5		\$200	

Wiring

Braided Cloth	40%			2035	\$8,300	1			
Thermoplastic	30%			2046	**	1			
Thermoplastic	30%			2056	**	1			

Motor Controllers

Locally Mounted	5%			2034	\$3,100	5			
Motor Control Center	30%			2034	\$17,100	5		\$100	
Motor Control Center	30%			2041	**	5		\$100	
Variable Frequency Drive	35%			2041	**				

Stand-by Power

Transfer Switches

Automatic	100%			2034	\$6,900	1		\$3,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - 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
Stand-by Power									
Generators									
	Diesel	100%			2032	\$69,100	1	\$5,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : One 375 Kilovolt-ampere To Supply The Main Building									
Batteries									
	Nickel Cadmium	100%			2028	\$2,600	5	\$2,900	
Fuel Storage									
	Day Tank	100%			2035	\$26,800	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : One 330 Gallon Tank									
Lighting									
Interior Lighting									
	Fluorescent	95%			2041	* *	10	\$12,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	5%			2044	* *			
Egress Lighting									
	Emergency, Service	45%			2036	\$4,100	1		
	Emergency, Battery	5%			2036	\$1,200	10	\$200	
	Exit, Service	45%			2036	\$2,900	1		
	Exit, Battery	5%			2036	\$1,000	10		
Exterior Lighting									
	LED	30%			2044	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2044	* *	1	\$4,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$7,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Light, Manual Pull Station, Alarm Bell, Smoke Detector, Fire Alarm Panel									

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%	Now	\$2,400	2036	\$118,600			
			Leak Evident, Extent : Light, Area Affected : 5%						
			Location : Service Tunnel						
	Terminal Devices								
	Convactor/Radiator	85%			2034	\$103,000	1	\$3,900	
	Unit Heater - Steam	15%			2031	\$12,600	4	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2029	\$11,200	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$3,700	
	No Component	70%							
	Exhaust Fans								
	Roof	10%			2031	\$2,900	2		
	Wall Unit	30%			2031	\$1,900	2	\$100	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$190,300	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$2,700	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : From 1st Floor To 2nd Floor						
			Explanation : One Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2036	\$68,200	1-5	\$7,400	
	Sprinkler								
	Generic	100%			2036	\$204,900	1-2	\$4,000	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : QUEENS HOSPITAL MODULAR 1
Address : 82-20 164TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.190 / 14830 **Yr Built/Renovated** : 2014 /
Area Sq Ft : 5,368 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6858 **Lot** : 1 **BIN** : 4538167

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$161,400
Total		\$161,400
Importance Code B		\$161,400
Total		\$161,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$26,000	\$1,300		
Interior Architecture	\$23,100	\$3,800	\$1,300	
Electrical	\$500	\$600	\$600	\$500
Mechanical	\$2,100	\$500	\$800	\$400
Total	\$51,700	\$6,200	\$2,700	\$900
Importance Code A	\$26,000	\$1,300		
Importance Code B	\$2,600	\$4,900	\$2,700	\$900
Importance Code C	\$23,100			
Total	\$51,700	\$6,200	\$2,700	\$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 MODULAR 1
Asset # : 14830

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%			LIFE	* *	5	\$16,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Brick Veneer On A Modular Building Construction								
	Windows								
	Aluminum	100%			2058	* *	5	\$2,600	
	Parapets								
	Masonry: Brick	100%			LIFE	* *	5-10	\$21,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Brick Veneer Exterior And Roof Membrane Interior - On A Modular Building Construction								
	Roof								
	Modified Bitumen	100%			2044	* *	10	\$13,600	
Interior									
	Floors								
	Ceramic Tile	10%			2049	* *	5	\$800	
	Vinyl Tile	90%			2044	* *	3	\$2,700	
	Interior Walls								
	Gypsum Board	100%			LIFE	* *	5-10	\$35,700	
	Ceilings								
	AcousTileSusp.Lay-In	100%			2053	* *	5	\$7,700	
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2049	* *			
	Parking/Driveway								
	Asphalt	100%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2062	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2058	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2062	* *	1		
Lighting									
	Interior Lighting								
	Fluorescent	90%			2044	* *	10	\$4,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2044	* *			

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MODULAR 1
Asset # : 14830

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2044	* *	10	\$600	
	Exit, Battery	50%			2044	* *	10	\$200	
	Exterior Lighting								
	LED	30%			2044	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2044	* *	1	\$2,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$3,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns Fire Alarm Panel								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2056	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Hydronic Heating Is Provided By Propavilion Building								
Distribution									
	Hot Wtr Piping/Pump	100%			2052	* *	4	\$400	
Terminal Devices									
	Fan Coil Unit/Heat	100%			2041	* *	1	\$1,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Above Ceiling								
	Explanation : Variable Air Volume Boxes With Hot Water Coils								
Controls									
	Digital	100%			2031	\$161,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		

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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 MODULAR 1
Asset # : 14830

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	95%			2041	* *	2	\$300	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	5%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Telecom Room							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,700	
	Exhaust Fans								
	Roof	100%			2041	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	* *	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$24,800	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Janitor Closet M125							
		Explanation : One Unit, 2kwt 20 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$1,500	

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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 : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 16-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,8,9,Ph
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,706,800	\$748,500
Interior Architecture	\$480,700	\$6,029,400
Electrical		\$3,241,500
Mechanical	\$1,023,800	\$8,418,200
Total	\$4,211,300	\$18,437,600
Importance Code A	\$2,706,800	\$1,039,200
Importance Code B	\$1,160,600	\$14,991,200
Importance Code C	\$343,900	\$2,407,200
Total	\$4,211,300	\$18,437,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$90,900			
Interior Architecture	\$179,700		\$11,200	\$23,300
Electrical	\$29,700	\$22,300	\$27,500	\$23,400
Mechanical	\$86,600	\$26,600	\$30,700	\$23,100
Site Enclosure	\$10,700			
Site Pavements	\$26,400			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$441,700	\$66,700	\$87,100	\$87,500
Importance Code A	\$94,900			
Importance Code B	\$255,800	\$66,700	\$87,100	\$87,500
Importance Code C	\$91,000			
Total	\$441,700	\$66,700	\$87,100	\$87,500



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.

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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	
Exterior									
Exterior Walls									
Masonry: Brick	78%	Now	\$1,717,700	LIFE	**	5	\$199,200		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Limestone	10%	Now	\$631,800	LIFE	**	5	\$19,200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : South Elevation									
Slate Panels	7%			LIFE	**	5	\$26,800		
Window Wall	5%	0-2	\$203,000	2062	**	5	\$23,900		
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Not Insulated, Extent : Light, Area Affected : 100%									
Location : Throughout									
Windows									
Aluminum	95%	Now	\$27,800	2052	**	5	\$13,900		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%									
Location : Overlooking 3rd Floor Roof									
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Steel	5%	Now	\$69,200	2058	**	5	\$9,200	1	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Stair Platforms									
Explanation : Fixed Windows									
Parapets									
Masonry: Brick	90%	Now	\$18,000	LIFE	**	5	\$2,700		
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%									
Location : Throughout									
Miss/Damaged Copings, Extent : Moderate, Area Affected : 2%									
Location : Higher Roof									
Masonry: Limestone	10%			LIFE	**	5-10	\$3,700		
Roof									
Built-Up (BUR)	2%	0-2	\$200	2036	\$12,000				
Embedded Gravel Surface, Extent : Moderate, Area Affected : 1%									
Location : Along Glazed Facade, Lower Roof									
Modified Bitumen	98%	Now	\$27,500	2036	\$549,300				
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 3rd Floor Roof To Room 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
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
Exterior								
Soffits								
Cast in Place Concrete	90%	Now	\$85,100	LIFE	**	5	\$34,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Upper Level Soffits								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Upper Level Soffits								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$1,400	
Stucco Cement	5%			2041	**	5	\$1,000	
Interior								
Floors								
Carpet	5%			2032	\$189,300	3	\$20,400	
Cast in Place Concrete	5%	Now	\$45,500	LIFE	**	5	\$22,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 12%								
Location : Mechanical Room Basement, Tunnel, Bulkhead, Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Tunnel								
Ceramic Tile	3%			2045	**	5	\$6,100	
Mosaic Tile	2%			2049	**	5	\$10,200	
Raised Access Floor	1%			2039	**	5	\$7,700	
Sheet Vinyl/Rubber	1%			2041	**	5	\$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Corridor								
Explanation : There Is Sheet Vinyl Finish In Basement Corridor								
Terrazzo	15%			LIFE	**	5	\$47,900	
Vinyl Tile	59%	0-2	\$69,800	2036	\$3,489,300	3	\$45,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Documents Storage								
Worn/Erode, Extent : Light, Area Affected : 10%								
Location : Documents Storage								
Vinyl Tile	9%			2044	**	3	\$6,900	

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL 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
Interior									
Interior Walls									
	Cast in Place Concrete	2%			LIFE	**	10	\$23,600	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Tunnel							
	Ceramic Tile	8%			2032	\$2,176,700	5	\$37,800	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : First Floor							
		Explanation : Decommissioned Pool							
	Concrete Masonry Unit	3%			LIFE	**	5	\$11,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Bulkhead							
	Fabric on Framing	3%			2037	**	5	\$7,100	
	Gypsum Board	27%			LIFE	**	5-10	\$216,800	
	Marble Panels	5%			LIFE	**	10	\$9,400	
	Plaster	42%			LIFE	**	5-10	\$168,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Bulkhead							
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$11,800	
	Wood	5%			LIFE	**	5	\$188,900	
Ceilings									
	AcousTileSusp.Lay-In	65%			2041	**	5	\$132,900	
	Exposed Struc: Concrete	5%	0-2	\$32,100	LIFE	**	5	\$1,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms And Document Storage Room							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Bulkhead							
	Plaster	30%			LIFE	**	5-10	\$105,400	
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2056	**			
	Iron Picket	95%			2056	**			
		Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : 161th Street Side							
Free Standing Walls									
	Concrete Masonry Unit	100%	Now	\$10,700	2046	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South Facade							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$19,200	2041	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$7,300	2041	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 12%							
		Location : South Facade, Loading Lock							

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Estimates are rounded to the nearest hundred dollars.

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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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	40%			2036	\$136,200	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room - Basement							
		Explanation : Two 1,600 Ampere Main Disconnect Switches							
	Air Circuit Breaker	20%			2036	\$68,100	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room - Basement							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	20%			2036	\$10,800	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,600 Ampere Main Disconnect Switch							
	Fused Disc Sw	20%			2036	\$10,800	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch For Emergency							
Transformers									
	Dry Type	100%			2034	\$28,000	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 164 Tunnel Room - Basement							
		Explanation : One 300 Kilovolt-ampere 480hv-208/120lv							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2036	\$306,400	5	\$3,600	
Raceway									
	Conduit	70%			2036	\$211,700	1		
	Conduit	30%			2046	* *	1		
Panelboards									
	Molded Case Bkrs	60%			2035	\$188,100	5	\$2,200	
	Molded Case Bkrs	30%			2044	* *	5	\$1,100	
	Molded Case Bkrs	10%			2052	* *	5	\$400	
Wiring									
	Thermoplastic	25%			2036	\$104,600	1		
	Thermoplastic	75%			2056	* *	1		
Motor Controllers									
	Motor Control Center	80%			2034	\$609,000	5	\$3,000	
	Variable Frequency Drive	20%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,000	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Basement							
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
Stand-by Power									
Transfer Switches									
	Automatic	40%			2049	* *	1	\$16,900	
	Automatic	60%			2034	\$16,800	1	\$25,300	
Generators									
	Diesel	50%			2032	\$72,600	1	\$26,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 188 Kilovolt-ampere							
	Diesel	50%			2032	\$72,600	1	\$26,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 313 Kilovolt-ampere							
Batteries									
	Lead/Acid	50%			2027	\$1,300	5	\$2,500	
	Lead/Acid	50%			2027	\$1,300	5	\$2,500	
Fuel Storage									
	Day Tank	100%			2035	\$26,800	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fire Pump Water Supply Room - Basement							
		Explanation : Two 330 Gallon Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2036	\$1,070,700	10	\$62,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2041	* *	10	\$37,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2036	\$214,100	10	\$12,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 20%							
		Location : Hallway							
	LED	10%			2044	* *			
Egress Lighting									
	Emergency, Battery	30%			2041	* *	10	\$9,900	
	Exit, Service	15%			2036	\$9,300	1		
	Exit, Battery	55%			2036	\$111,900	10	\$5,100	
Exterior Lighting									
	LED	30%			2041	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2064	* *	5	\$500	
Alarm									

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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

Alarm

Security System
Generic

100% 2041 * * 1 \$51,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Cameras

Fire/Smoke Detection
Generic, Digital

100% 2041 * * 1-3 \$84,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station, Alarm Bell, Smoke Detectors, Fire Alarm Panel

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2046 * * 1
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout
Explanation : Steam Is Provided By Power Plant Building

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2032 \$86,500 5 \$8,100

Distribution

Steam Piping/Pump

20% Now \$11,500 2046 * *
Leak Evident, Extent : Light, Area Affected : 5%
Location : Basement Mechanical Room

Steam Piping/Pump

80% 2046 * *

Terminal Devices

Air Handler

15% 2031 \$405,500 1 \$12,700
On Extended Life, Extent : Light, Area Affected : 100%
Location : Basement Mechanical Rooms

Convactor/Radiator

80% 2034 \$939,800 1 \$35,500
On Extended Life, Extent : Light, Area Affected : 100%
Location : Throughout

Unit Heater - Steam

5% 2031 \$40,800 4 \$900

Controls

Digital

20% Now \$41,300 2029 \$825,200
Malfunctioning, Extent : Light, Area Affected : 30%
Location : Various Locations

No Component

80%

Air Conditioning

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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
Air Conditioning									
Energy Source									
	District Chilled Water	20%			2046	* *	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Mechanical Rooms</i>									
<i>Explanation : Chilled Water Is Provided By Power Plant Building</i>									
	Electricity	80%			2044	* *	1		
Conversion Equipment									
	Campus Chilled Water	20%			2039	* *			
	Ext Pkg Unit - Heating/Cooling	15%	Now	\$72,400	2031	\$362,000	2	\$1,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 2nd Floor Roof, 3rd Floor Roof</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2nd Floor Roof, 3rd Floor Roof</i>									
	Split Unit	5%			2041	* *			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Various Offices</i>									
	Split Unit	5%	Now	\$8,500	2031	\$170,600			
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Offices</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Various Offices</i>									
	Window/Wall Unit	50%			2034	\$272,100	1		
	Water Cooled interior Pkg Unit	5%			2037	* *	2		
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Telecom Room B6</i>									
Distribution									
	CW & CHW Wtr	20%			2046	* *	4	\$1,400	
	Pipe/Pump								
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2031	\$278,700	1	\$8,500	
	Air Handler/Cool/Ht	10%			2041	* *	1	\$8,500	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	5%	Now	\$400	2031	\$20,800	2	\$3,800	
<i>Broken, Extent : Light, Area Affected : 5%</i>									
<i>Location : 3rd Floor Roof</i>									
	Air Cooled Condenser Unit	5%			2041	* *	2	\$4,800	
	Dry Cooler	5%			2041	* *	2	\$4,800	
	No Component	85%							

Ventilation

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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
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$126,200	LIFE	* *	2-5	\$76,500	
Insul. Deteriorating, Extent : Light, Area Affected : 5%									
Location : Basement Mechanical Rooms									
Exhaust Fans									
	Interior	70%			2036	\$446,000	2	\$2,900	
	Roof	30%			2031	\$83,600	2	\$1,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2036	\$1,476,000	1		
	Galvanized Steel	20%			2034	\$366,800	1		
Water Heater With Tanks									
	Electric	100%			2034	\$123,800	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Mechanical Room									
Explanation : Two Heat Pump Water Heaters - Rating Unavailable. Approximately 120 Gallons Each									
HW Heat Exchanger									
	Steam Fired	100%			2036	\$694,600	4	\$20,300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Not Accessible	100%							
Pool Filter/Treatment									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Basement									
Explanation : Pool Is Not In Use									
Backflow Preventer									
	Generic	100%			2036	\$64,200	1	\$8,400	
Fixtures									
	Generic	100%							
Booster Pump w/Tank									
	Generic	100%	2-4	\$800	2031	\$37,900	1	\$14,900	
Corroded, Extent : Light, Area Affected : 5%									
Location : Penthouse Tank Room									
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 8th Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2036	\$661,500	1-5	\$71,700	

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
	Sprinkler							
	Generic	100%		2036	\$1,986,600	1-2	\$38,400	
	Fire Pump							
	Generic	100%		2039	* *	1	\$25,600	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 16-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,6,Ph
Block : 6858 **Lot** : 1 **BIN** : 4859742

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,014,200	\$927,400
Interior Architecture	\$480,200	\$217,800
Electrical		\$120,700
Mechanical	\$4,290,100	\$4,002,800
Total	\$5,784,500	\$5,268,800
Importance Code A	\$1,014,200	\$1,014,800
Importance Code B	\$4,616,000	\$4,169,800
Importance Code C	\$154,300	\$84,100
Total	\$5,784,500	\$5,268,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,200		\$11,000	
Interior Architecture	\$90,600			\$24,000
Electrical	\$21,300	\$17,400	\$20,600	\$17,400
Mechanical	\$498,800	\$23,100	\$29,800	\$30,500
Site Pavements	\$49,700			
Elevators/Escalators	\$38,400	\$38,400	\$38,400	\$38,400
Total	\$743,000	\$78,900	\$99,800	\$110,300
Importance Code A	\$48,300		\$11,000	
Importance Code B	\$586,200	\$78,900	\$88,800	\$104,600
Importance Code C	\$108,500			\$5,700
Total	\$743,000	\$78,900	\$99,800	\$110,300



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	65%			LIFE	**	5	\$1,698,100	
	Metal/Glass Curt Wall	25%			LIFE	**	5	\$156,800	
	Metal Panel	5%			2056	**	5-10	\$57,500	
	Granite Panels	5%			LIFE	**	5	\$12,500	
	Windows								
	Aluminum	100%			2052	**	5		
	Parapets								
	Metal Panel	30%			2056	**	5	\$11,700	
	Metal Rail	10%			2049	**	5-10	\$18,200	
	Pre-Cast Concrete	60%			LIFE	**	5	\$75,900	
	Roof								
	Modified Bitumen	68%			2041	**	10	\$47,700	
	Modified Bitumen	27%	Now	\$86,700	2041	**			
	Blisters, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Seams Open/Split, Extent : Light, Area Affected : 15%								
	Location : Material Running Up Interior Of Parapet Wall								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 5th Floor Room P520								
	Other Observation, Extent : Light, Area Affected : 40%								
	Location : Southern Portion Of Main Roof								
	Explanation : Portion Of Roof Covered With Raised Pavers								
	Single Ply Membrane	5%			2041	**	10	\$3,500	
	Soffits								
	Stucco Cement	100%			2049	**	5		
Interior									
	Floors								
	Cast in Place Concrete	5%	Now	\$18,700	LIFE	**	5	\$22,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Switchgear Room, Tunnel								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Tunnel								
	Ceramic Tile	5%			2045	**	5	\$10,500	
	Terrazzo	40%			LIFE	**	5	\$131,000	
	Vinyl Tile	50%	Now	\$60,600	2041	**	3	\$39,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : 6th Floor Elevator Lobby, Basement Corridors								
	Interior Walls								
	Ceramic Tile	5%			2045	**	5	\$11,300	
	Concrete Masonry Unit	15%			LIFE	**	5	\$27,100	
	Glass: Single Pane	5%			LIFE	**	5	\$17,000	
	Gypsum Board	62%			LIFE	**	5-10	\$238,400	
	Metal Panel	5%			LIFE	**	10	\$5,100	
	Granite Panels	5%			LIFE	**	10	\$4,500	
	Wood	3%			LIFE	**	5	\$54,300	

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	65%			2049	* *	5	\$136,200	
	Exposed Struc: Steel	15%			LIFE	* *	10	\$62,900	
	Gypsum Board	15%			LIFE	* *	5-10	\$108,100	
	Metal Panel	5%			LIFE	* *	5	\$26,200	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2071	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2071	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2049	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2049	* *			
	Parking/Driveway								
	Asphalt	100%	2-4	\$49,700	2045	* *			
	Cracking/Crumbling, 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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2056	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 4,000 Ampere Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2049	* *	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room, Electrical Closets, Sub-roof							
		Explanation : Various Transformer - Located Near The Ceiling							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2056	* *	5	\$600	
	Raceway								
	Conduit	100%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2052	* *	5	\$200	
	Molded Case Bkrs	95%			2052	* *	5	\$3,500	
	Wiring								
	Thermoplastic	100%			2056	* *	1		

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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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2049	**	5	\$700	
	Variable Frequency Drive	30%			2049	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,100	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Room Number Pb 17 - Basement							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$43,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fifth Floor Emergency Transfer Switches Room							
		Explanation : Location Noted							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2041	**	10	\$102,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	7%			2041	**	10	\$9,000	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	7%			2041	**	10	\$9,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	6%			2041	**			
Egress Lighting									
	Emergency, Service	50%			2041	**	1		
	Emergency, Battery	5%			2041	**	10	\$1,700	
	Exit, Service	5%			2041	**	1		
	Exit, Battery	40%			2041	**	10	\$3,800	
Exterior Lighting									
	HID	30%			2041	**	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2041	**	1	\$52,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	**	1-3	\$86,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entrance Lobby							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns Fire Alarm Panel							

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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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steam Is Provided By Power Plant Building							
Conversion Equipment								
Heat Exchanger, Shell & Tube	1%			2032	\$6,300			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Two Heat Exchangers Providing Hydronic Heating To Modular 1 Building							
Pres. Reducing Valve/LP Steam	99%			2032	\$87,400	5	\$8,200	
Distribution								
Hot Wtr Piping/Pump	10%			2044	* *	4	\$1,000	
Steam Piping/Pump	90%			2046	* *			
Terminal Devices								
Convactor/Radiator	25%			2041	* *	1	\$11,300	
Unit Heater - Steam	5%			2031	\$41,700	4	\$1,000	
No Component	70%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Mechanical Rooms							
	Explanation : Reported Under Air Conditioning							
Controls								
Digital	100%	Now	\$421,100	2029	\$4,211,200			
	Malfunctioning, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Rooms							
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Chilled Water Is Provided By Power Plant Building							
Conversion Equipment								
Campus Chilled Water	95%			2039	* *			
Split Unit	2%			2036	\$69,600			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Elevator Machine Rooms							
Water Cooled interior Pkg Unit	3%			2030	\$79,000	2		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	\$6,900	

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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
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	90%			2031	\$2,560,600	1	\$77,900	
	Fan Coil - 4 Pipe	10%			2031	\$557,700	1	\$4,500	
Heat Rejection									
	Air Cooled Condenser Unit	2%			2036	\$8,500	2	\$2,000	
	Dry Cooler	5%			2031	\$33,600	2	\$4,900	
	No Component	93%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$123,600	
Exhaust Fans									
	Interior	90%			2031	\$585,300	2	\$3,900	
	Roof	10%			2031	\$28,500	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2046	* *	4	\$13,800	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2027	\$4,500	4	\$4,400	
Sewage Ejector(s)									
	Electric	100%			2031	\$76,800	4	\$8,400	
Backflow Preventer									
	Generic	100%			2031	\$65,500	1	\$8,600	
Fixtures									
	Generic	100%							
Booster Pump w/Tank									
	Generic	100%			2036	\$37,900	1	\$16,500	
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 3 Units From Basement To 5th Floor, 2 Units From Basement To 6th Floor									
Explanation : 5 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2046	* *	1-5	\$70,600	
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%									
Location : Throughout									

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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
Fire Suppression	Sprinkler								
	Generic	100%			2046	* *	1-2	\$39,200	
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%									
Location : Throughout									

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 16-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$604,700	\$576,200
Interior Architecture	\$142,000	
Electrical		\$913,700
Mechanical	\$423,100	\$1,024,600
Total	\$1,169,800	\$2,514,500
Importance Code A	\$604,700	\$577,700
Importance Code B	\$565,100	\$1,936,800
Total	\$1,169,800	\$2,514,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$137,500		\$300	
Interior Architecture	\$153,100		\$2,400	\$700
Electrical	\$3,900	\$3,200	\$6,300	\$3,400
Mechanical	\$56,600	\$4,500	\$32,000	\$5,200
Site Pavements	\$20,200			
Total	\$371,200	\$7,700	\$41,100	\$9,300
Importance Code A	\$140,300		\$300	
Importance Code B	\$180,000	\$7,700	\$40,800	\$9,300
Importance Code C	\$50,900			
Total	\$371,200	\$7,700	\$41,100	\$9,300



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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
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$1,200	LIFE	**	5	\$4,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Bulkhead							
	Masonry: Brick	75%			LIFE	**	5	\$47,500	
	Masonry: Brick	15%	Now	\$409,300	LIFE	**	5	\$4,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Diagonal Cracks, Extent : Light, Area Affected : 10%							
		Location : Corners							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	5%	Now	\$39,100	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Building Base							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Building Base							
	Slate Panels	2%	Now	\$30,900	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 55%							
		Location : Window Sills							
Windows									
	Aluminum	20%			2044	**	5	\$600	
	Steel	80%	Now	\$195,400	2061	**	5	\$15,500	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Explanation : Rusted Lintels							
Parapets									
	Masonry: Brick	90%	Now	\$35,500	LIFE	**	5	\$5,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	10%			LIFE	**	5-10	\$7,300	
Roof									
	Metal Panel	25%			2034	\$177,200	10	\$21,300	
	Modified Bitumen	75%			2036	\$399,100	10	\$34,900	
Soffits									
	Metal Panel	100%	2-4	\$500	2046	**	5	\$1,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Entry And Loading Dock							

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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
Interior									
Floors									
	Carpet	5%			2032	\$25,800	3	\$2,800	
	Cast in Place Concrete	40%	4+	\$49,600	LIFE	* *	5	\$24,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 8%							
		Location : Boiler Area, Bulkhead							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Storage Near Gas Meter Room							
	Quarry Tile	15%	0-2	\$43,400	2041	* *	5	\$3,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 15%							
		Location : Boiler Area							
	Quarry Tile	30%			2041	* *	5	\$12,500	
	Vinyl Tile	10%			2041	* *	3	\$1,000	
Interior Walls									
	Gypsum Board	15%			LIFE	* *	5-10	\$4,000	
	Masonry: Brick	75%	Now	\$47,200	LIFE	* *			
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Storage Near Gas Meter Room							
	Plaster	10%			LIFE	* *	5-10	\$1,300	
Ceilings									
	AcousTileSusp.Lay-In	15%			2049	* *	5	\$4,200	
	Exposed Struc: Concrete	65%	Now	\$142,000	LIFE	* *	5	\$2,800	
		Exposed Reinforcement, Extent : Severe, Area Affected : 5%							
		Location : Storage Near Gas Meter Room							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Storage Near Gas Meter Room							
	Exposed Struc: Steel	10%			LIFE	* *	10	\$5,600	
	Plaster	10%			LIFE	* *	5-10	\$4,800	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$20,000	2049	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Goethals Avenue							
On-Site Walkways									
	Cast in Place Concrete	15%	Now	\$100	2041	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Loading Dock							
	No Component	85%							

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

Under 600 Volts

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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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	70%			2046	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Chiller Room 1st Floor									
Explanation : Two 2,000 Ampere Main Disconnect Switches									
	Fused Disc Sw	30%			2046	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room Basement									
Explanation : One 4,000 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2049	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room - Basement									
Explanation : One 500 Kilovolt-ampere 480 Hv-208/120lv									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2036	\$195,400	5		
	Fused Disc Sw	50%			2046	* *	5		
	Molded Case Bkrs	20%			2046	* *	5	\$100	
Raceway									
	Conduit	60%			2036	\$493,500	1		
	Conduit	30%			2046	* *	1		
	Conduit	10%			2056	* *	1		
Panelboards									
	Fused Disc Sw	5%			2035	\$5,000	5		
	Molded Case Bkrs	65%			2035	\$65,000	5	\$300	
	Molded Case Bkrs	30%			2044	* *	5	\$200	
Wiring									
	Braided Cloth	30%			2035	\$16,900	1		
	Thermoplastic	30%			2046	* *	1		
	Thermoplastic	40%			2056	* *	1		
Motor Controllers									
	Locally Mounted	10%			2034	\$3,700	5		
	Motor Control Center	30%			2034	\$15,400	5	\$200	
	Motor Control Center	30%			2041	* *	5	\$200	
	Variable Frequency Drive	30%			2049	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2041	* *	1	\$6,100	

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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
Stand-by Power								
Generators								
Diesel	100%			2039	* *	1	\$7,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 300 Kilowatt Generators, One Generator Supplies The Pavilion Building.							
Batteries								
Lead/Acid	100%			2029	\$2,600	5	\$700	
Fuel Storage								
Day Tank	100%			2052	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 330 Gallon Tanks							
Lighting								
Interior Lighting								
Fluorescent	45%			2036	\$159,800	10	\$8,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	45%			2041	* *	10	\$8,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
LED	10%			2044	* *			
Egress Lighting								
Emergency, Service	45%			2036	\$5,700	1		
Emergency, Battery	5%			2036	\$1,700	10	\$200	
Exit, Service	45%			2036	\$4,000	1		
Exit, Battery	5%			2036	\$1,500	10	\$100	
Exterior Lighting								
LED	25%			2044	* *			
No Component	75%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : Lightning Protection Is Provided On Chimney							
Alarm								
Security System								
Generic	100%			2044	* *	1	\$7,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : CCTV Cameras							

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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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2041

* *

1-3

\$12,100

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

Location : Throughout The Building

Explanation : Strobe Light, Manual Pull Station, Alarm Bell, Smoke Detectors, Fire Alarm Panel

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100%

2046

* *

1

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

Location : Building Exterior - Vault

Explanation : Two Tanks, 20000 Gallons Each

Conversion Equipment

Pres. Reducing Valve/LP
Steam
Steam Boiler Central
Plant

1%

2032

\$100

5

98%

Now

\$2,900

2041

* *

Broken, Extent : Light, Area Affected : 5%

Location : Boiler Room

Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Boiler Room

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

Location : Boiler Room

Explanation : Three Units

Steam Boiler Central
Plant

1%

2034

\$1,500

Abandoned in Place, Extent : Light, Area Affected : 100%

Location : Boiler Room. 2 Units

Distribution

Central Plant Steam
Piping/Pmp

10%

Now

\$2,900

2036

\$58,000

4

\$100

Broken, Extent : Light, Area Affected : 5%

Location : Boiler Room

Leak Evident, Extent : Moderate, Area Affected : 100%

Location : Service Tunnels, Boiler Room

Steam Piping/Pump

90%

Now

\$3,000

2036

\$148,700

Leak Evident, Extent : Light, Area Affected : 5%

Location : Boiler Room

Terminal Devices

Convactor/Radiator
Unit Heater - Steam

80%

2041

* *

1

\$5,100

20%

2036

\$23,400

4

\$500

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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
Heating									
	Controls								
	Electrical	20%			2029	\$22,900			
	Pneumatic	80%			2030	\$318,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	98%			2039	* *	1	\$20,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Chiller Room							
		Explanation : Providing Campus Chilled Water							
	Split Unit	1%			2036	\$4,900			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Engineer's Lunch Room							
	Window/Wall Unit	1%			2029	\$800	1		
Distribution									
	CW & CHW Wtr	100%			2046	* *	4	\$1,000	
	Pipe/Pump								
Terminal Devices									
	Fan Coil - 2 Pipe	20%			2036	\$125,900	1	\$1,300	
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout Except Offices							
		Explanation : Location Noted							
Heat Rejection									
	Water Cooling Tower	100%	Now	\$31,300	2030	\$104,200	2	\$15,900	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,500	
	No Component	80%							
Exhaust Fans									
	Roof	5%			2031	\$2,000	2		
	Wall Unit	50%			2031	\$4,400	2	\$300	
	No Component	45%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2046	* *	1		
	Galvanized Steel	80%	Now	\$4,200	2034	\$210,700	1		
		Corroded, Extent : Light, Area Affected : 5%							
		Location : Service Tunnels							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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
Plumbing									
	HW Heat Exchanger								
	Steam Fired	99%	Now	\$4,900	2036	\$98,700	4	\$1,900	
		Insul. Deteriorating, Extent : Light, Area Affected : 5%							
		Location : Boiler Room							
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Three Units Providing Domestic Hot Water To Power Plant And Maintenance Buildings							
	Steam Fired	1%			2036	\$1,000	4		
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Boiler Room. 1 Of 4							
Sanitary Piping									
	Cast Iron	6%	Now	\$1,600	LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Stair To Offices							
	Cast Iron	94%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2031	\$4,100	4	\$600	
Backflow Preventer									
	Generic	100%			2041	* *	1	\$1,200	
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	\$95,000	1-5	\$10,300	
Sprinkler									
	Generic	100%			2036	\$285,200	1-2	\$5,500	
Fire Pump									
	Generic	100%			2039	* *	1	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pump Area							
		Explanation : Services Power Plant And Maintenance Buildings							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

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 : 16-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$520,400	\$358,800
Interior Architecture	\$203,900	\$274,900
Electrical		\$743,800
Mechanical	\$58,700	\$1,126,900
Total	\$782,900	\$2,504,300
Importance Code A	\$520,400	\$495,000
Importance Code B	\$262,500	\$2,009,400
Total	\$782,900	\$2,504,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$54,600		\$3,300	
Interior Architecture	\$47,200		\$2,000	\$500
Electrical	\$8,200	\$6,100	\$6,900	\$7,100
Mechanical	\$58,800	\$6,700	\$13,600	\$7,600
Site Enclosure	\$10,600			
Site Pavements	\$11,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$198,000	\$20,000	\$33,100	\$22,400
Importance Code A	\$56,000		\$3,300	
Importance Code B	\$87,100	\$20,000	\$29,800	\$22,400
Importance Code C	\$54,900			
Total	\$198,000	\$20,000	\$33,100	\$22,400



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
Exterior									
Exterior Walls	Cast in Place Concrete	5%	Now	\$43,900	LIFE	**	5	\$17,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Canopy At South Entrance							
	Masonry: Brick	90%			LIFE	**	5	\$126,200	
		Recent Repair Evident, Extent : N/A, Area Affected : 100% Location : Throughout							
	Masonry: Limestone	2%			LIFE	**	5	\$2,100	
	Metal Coiling Doors	3%			2034	\$235,200	5	\$6,600	
Windows									
	Steel	100%	Now	\$457,300	2058	**	5	\$60,500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50% Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout							
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$4,300	
		Recent Repair Evident, Extent : N/A, Area Affected : 100% Location : Throughout							
	Masonry: Limestone	5%	Now	\$400	LIFE	**	5		
		Caulking Deteriorated, Extent : Light, Area Affected : 10% Location : Coping Throughout							
Roof									
	Modified Bitumen	100%			2044	**	10	\$35,400	
		Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Roof							
Soffits									
	Cast in Place Concrete	100%	Now	\$5,500	LIFE	**	5	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : South Facade							
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$129,000	LIFE	**	5	\$158,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : First And Third Floors							
	Ceramic Tile	5%			2039	**	5	\$4,000	
	Vinyl Tile	5%			2036	\$116,400	3	\$2,000	
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$17,100	
	Gypsum Board	20%			LIFE	**	5-10	\$24,200	
	Plaster	10%			LIFE	**	5-10	\$6,000	
	SGFT/Glazed Masonry	40%			LIFE	**	10	\$14,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1% Location : Bulkhead							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific 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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2041	* *	5	\$8,000	
Exposed Struc: Concrete	85%			LIFE	* *	5-10	\$85,500	
Plaster	5%			LIFE	* *	5-10	\$6,900	
Site Enclosure								
Fence/Gates								
Chain Link	20%	2-4	\$1,100	2046	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 100% Location : North Facade							
Iron Picket	80%			2071	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$9,500	2056	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : North Facade							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2053	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$400	2041	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : North Facade							
Parking/Driveway								
Asphalt	80%	Now	\$11,100	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Parking Lot And Driveway							
Asphalt	20%			2049	* *			
	Other Observation, Extent : N/A, Area Affected : 100% Location : East Of Building Explanation : Recent Replacement							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	\$136,200	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	* *	5	\$1,300	
Raceway								
Conduit	80%			2056	* *	1		
Conduit	20%			2046	* *	1		

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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
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	20%			2044	* *	5	\$300	
	Molded Case Bkrs	10%			2035	\$6,300	5	\$100	
	Molded Case Bkrs	70%			2052	* *	5	\$900	
Wiring									
	Braided Cloth	30%			2035	\$27,500	1		
			Insulation Aged, Extent : Light, Area Affected : 100%						
			Location : Throughout						
	Thermoplastic	70%			2056	* *	1		
Motor Controllers									
	Motor Control Center	100%			2034	\$57,100	5	\$1,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,400	
			Corroded, Extent : Light, Area Affected : 100%						
			Location : Basement						
Stand-by Power									
Transfer Switches									
	Automatic	100%			2049	* *	1	\$15,200	
Generators									
	Not Accessible	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : Outside Of The Building						
			Explanation : Diesel Generator. Size Reported By Maintenance Team - 100 Kilowatts						
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	40%			2036	\$314,200	10	\$18,100	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	Fluorescent	10%			2044	* *	10	\$4,500	
			T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	LED	50%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	\$43,300	10	\$6,000	
	Exit, Service	20%			2031	\$4,500	1		
	Exit, Battery	30%			2041	* *	10	\$1,000	
Exterior Lighting									
	LED	30%			2044	* *			
	No Component	70%							
Alarm									

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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	

Alarm

Security System
Generic

100% 2036 \$96,900 1 \$18,400
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance Camera

Fire/Smoke Detection
Generic, Digital

100% 2036 \$133,100 1-3 \$31,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Fire Alarm Panel

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2046 * * 1
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout
Explanation : Steam Is Provided By Power Plant Building

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2032 \$31,100 5 \$2,900

Distribution

Steam Piping/Pump

100% 2036 \$413,400

Terminal Devices

Convactor/Radiator

70% 2034 \$295,500 1 \$11,200

Unit Heater - Steam

30% 2031 \$88,000 4 \$2,000

Air Conditioning

Energy Source
Electricity

100% 2044 * * 1

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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
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	15%			2031	\$84,900	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Roof							
	Split Unit	20%	Now	\$49,000	2031	\$245,200			
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : Various Offices R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Various Offices							
	Split Unit	5%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Basement, 3rd Floor							
	Window/Wall Unit	30%			2029	\$58,700	1		
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2031	\$20,900	2	\$6,900	
	Air Cooled Condenser Unit	5%			2041	* *	2	\$1,700	
	Water Cooling Tower	1%			2030	\$1,800	2	\$500	
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : 3rd Floor Cooling Tower Room							
	No Component	74%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$2,200	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2046	* *	1		
	Galvanized Steel	20%			2041	* *	1		
	Water Heater With Tanks								
	Electric	99%			2034	\$49,000	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Pump Room Explanation : One Unit, 4.5kwt 50 Gallons							
	Solar	1%			2029	\$6,700	1		
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : Roof							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Hot Water Storage Tank								
	Generic	100%			2031	\$16,100	1	\$2,600	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 120 Gallons						
	Booster Pump w/Tank								
	Generic	100%			2036	\$37,900	1	\$16,500	
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement To 3rd Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$24,900	
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$13,800	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000
Area Sq Ft : 163,840 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$208,300	\$2,483,200
Interior Architecture	\$391,400	\$10,448,200
Electrical		\$4,153,600
Mechanical	\$1,939,900	\$10,149,400
Site Pavements	\$115,000	
Total	\$2,654,600	\$27,234,400
Importance Code A	\$208,300	\$2,743,100
Importance Code B	\$2,220,400	\$24,430,800
Importance Code C	\$225,900	\$60,500
Total	\$2,654,600	\$27,234,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$100,700		\$50,100	
Interior Architecture	\$238,800		\$27,600	\$42,100
Electrical	\$80,700	\$26,700	\$30,900	\$31,400
Mechanical	\$97,700	\$62,200	\$92,000	\$59,500
Elevators/Escalators	\$29,800	\$29,800	\$29,800	\$29,800
Total	\$547,700	\$118,600	\$230,300	\$162,700
Importance Code A	\$100,700		\$50,100	\$4,900
Importance Code B	\$366,300	\$118,600	\$180,300	\$146,100
Importance Code C	\$80,700			\$11,800
Total	\$547,700	\$118,600	\$230,300	\$162,700



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. #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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$45,100	LIFE	* *	5	\$66,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Loading Docks								
Masonry: Brick Cavity	85%			LIFE	* *	5	\$224,500	
Window Wall	5%			2056	* *	5	\$24,800	
Windows								
Aluminum	100%			2044	* *	5	\$53,000	
Parapets								
Cast in Place Concrete	65%			LIFE	* *	5	\$192,100	
Masonry: Brick Cavity	15%			LIFE	* *	5-10	\$14,700	
Metal Panel	5%			2056	* *	5	\$2,800	
Metal Rail	15%			2049	* *	5-10	\$38,800	
Roof								
Built-Up (BUR)	5%			2036	\$55,900	10	\$4,200	
Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%								
Location : Loading Dock Roof								
IRMA/Protected Membrane	95%	Now	\$43,100	2036	\$2,152,900			
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Medication Storage Room								
Soffits								
Metal Panel	40%			2056	* *	5-10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side Of Building								
Explanation : Freestanding Canopies								
Stucco Cement	60%			2041	* *	5		
Interior								
Floors								
Carpet	3%			2032	\$148,600	3	\$14,700	
Cast in Place Concrete	10%			LIFE	* *	5	\$107,300	
Ceramic Tile	5%			2045	* *	5	\$12,300	
Panel/Paver: Cer/Brk	5%			2052	* *	5	\$27,600	
Poured Epoxy/Resin	5%	Now	\$39,200	2034	\$784,600			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Shower Rooms								
Quarry Tile	5%	Now	\$20,600	2049	* *	5	\$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen								
Vinyl Tile	27%	Now	\$41,800	2041	* *	3	\$24,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Rooms B23, B27								
Vinyl Tile 9" X 9"	40%			2036	\$8,960,800	3	\$49,000	

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #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
Interior								
Interior Walls								
Ceramic Tile	7%			2045	* *	5	\$23,500	
Concrete Masonry Unit	10%			LIFE	* *	5	\$26,900	
Masonry: Brick	10%			LIFE	* *	10	\$10,100	
Plaster	60%			LIFE	* *	5-10	\$171,400	
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$16,800	
Wood	3%			LIFE	* *	5	\$80,700	
Ceilings								
AcousTileConcealSpLn	10%			2034	\$450,700	5	\$30,700	
AcousTileSusp.Lay-In	10%			2049	* *	5	\$24,500	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$30,700	
Metal Panel	20%	4+	\$92,800	LIFE	* *	5	\$61,300	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : 5th Floor Corridors								
Plaster	50%			LIFE	* *	5-10	\$210,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock Area								
Explanation : Installed Above Retaining Walls								
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	100%	Now	\$115,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Parking Area Loading Dock								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs		100%			2036	\$260,000	5	\$4,300
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Liquid Filled		100%			2034	\$30,500	5	\$1,000
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : No Available Nameplate Ratings								

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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
Under 600 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2062	* *	5	\$900	
Raceway									
	Conduit	80%			2036	\$208,700	1		
	Conduit	20%			2056	* *	1		
Panelboards									
	Fused Disc Sw	5%			2044	* *	5	\$200	
	Molded Case Bkrs	90%			2035	\$205,200	5	\$3,900	
	Molded Case Bkrs	5%			2044	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2036	\$352,700	1		
	Thermoplastic	10%			2046	* *	1		
Motor Controllers									
	Locally Mounted	15%			2041	* *	5	\$200	
	Locally Mounted	85%			2034	\$489,000	5	\$900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$4,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Connected To Metal Water Pipe								
Stand-by Power									
Transfer Switches									
	Automatic	100%			2049	* *	1	\$50,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Electrical Room								
	Explanation : Two 100 Ampere And One 600 Ampere								
Generators									
	Diesel	100%			2045	* *	1	\$63,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : Emergency Generator Rated At 500 Kilowatts								
Batteries									
	Lead/Acid	100%			2030	\$2,800	5	\$6,100	
Fuel Storage									
	Day Tank	100%			2052	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 300 Gallons Rated Capacity								
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
Lighting									
Interior Lighting	Fluorescent	5%			2036	\$142,400	10	\$7,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	40%			2036	\$1,139,000	10	\$60,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	32%			2031	\$911,200	10	\$48,100	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	3%			2036	\$85,400	10	\$4,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	LED	20%			2044	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : LED Lights Observed							
Egress Lighting									
	Emergency, Battery	50%			2036	\$157,100	10	\$19,800	
	Exit, LED	50%			2064	* *	1		
Exterior Lighting									
	HID	15%			2031	\$131,000	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 4 Hid Light Fixtures Controlled By Photo Cells							
	LED	5%			2044	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2041	* *	1	\$61,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$101,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations, Strobe Lights							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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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
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2056	* *	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Building 15						
			Explanation : From New Power Plant						
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2045	* *	5	\$9,700	
	Distribution								
	Steam Piping/Pump	100%			2046	* *			
	Terminal Devices								
	Air Handler	50%			2031	\$1,760,900	1	\$50,700	
	Fan Coil Unit/Heat	50%			2031	\$2,320,000	1	\$26,500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Dual Temperature Induction Units Observed						
	Controls								
	Pneumatic	100%	2-4	\$1,808,500	2034	\$3,616,900			
			Malfunctioning, Extent : Moderate, Area Affected : 100%						
			Location : Building Management System Is Not Working						
Air Conditioning									
	Energy Source								
	Plant Campus Steam / PRV	90%			2056	* *	1		
	Electricity	10%			2052	* *	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	80%			2039	* *	1	\$141,800	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement Pit						
			Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant						
	Ext Pkg Unit - Heating/Cooling Split Unit	10%			2041	* *	2	\$1,000	
		10%			2036	\$444,400			
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	\$8,100	
	Terminal Devices								
	Induction Unit	100%			2036	\$1,011,000	1	\$52,900	
	Heat Rejection								
	Water Cooling Tower	100%			2037	* *	2	\$164,900	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit						

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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
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$144,700	
Exhaust Fans									
	Interior	75%			2036	\$622,500	2	\$3,800	
	Roof	25%	2-4	\$90,800	2046	**	2	\$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2041	**	1		
Water Heater With Tanks									
	Electric	90%			2034	\$97,200	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement And Roof									
Explanation : 3 Units. 40 Gallons Each									
	Electric	10%			2034	\$10,800	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : 1 Unit									
HW Heat Exchanger									
	Steam Fired	100%			2056	**	4	\$24,300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2036	\$37,500	4	\$5,200	
Sewage Ejector(s)									
	Compressed Air	100%			2046	**	4	\$1,700	
Fixtures									
	Generic	100%							
Instantaneous Hot Water									
	Electric	100%			2041	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 3 Units									
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 5th Floor									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	No Component	15%							
	Generic	85%			2046	**	1-5	\$70,200	

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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
Fire Suppression	Sprinkler								
	Generic	100%			2046	* *	1-2	\$45,900	
No Backflow Preventer, Extent : Light, Area Affected : 100%									
Location : Basement									
Fire Pump	Generic	100%	0-2	\$8,900	2039	* *	1	\$27,500	
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : Basement. One Broken Pump									
Chemical System	Generic	100%			2034	\$265,600	1-10	\$116,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : 4 Sets Fire Suppression System On Hood-3Ft x 4Ft (12 Square Feet), 3Ft x 10Ft (30 Square Feet) At Big Kitchen, 2 Sets 3Ft x 24Ft (72 Square Feet), 6Ft x 24Ft (144 Square Feet)									

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.010 / 977 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 36,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$143,500
Interior Architecture	\$149,100	\$1,143,800
Electrical		\$888,300
Site Pavements		\$257,300
Total	\$149,100	\$2,432,900
Importance Code A		\$143,500
Importance Code B	\$58,500	\$1,941,500
Importance Code C	\$90,600	\$347,900
Total	\$149,100	\$2,432,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$48,300			\$400
Interior Architecture	\$99,000		\$7,400	\$10,700
Electrical	\$69,900	\$200	\$300	\$700
Mechanical	\$200		\$200	
Total	\$217,300	\$200	\$7,800	\$11,800
Importance Code A	\$48,300			\$400
Importance Code B	\$102,700	\$200	\$2,100	\$11,400
Importance Code C	\$66,400		\$5,700	
Total	\$217,300	\$200	\$7,800	\$11,800



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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
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$52,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Over Main Entrance							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Over Main Entrance							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : At 1st And 2nd Floor Window Sills							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Inaccessible							
		Explanation : Under Construction							
	Ceramic Tile	3%			2046	**	10	\$1,900	
	Copper/Terne	7%			2056	**	10	\$11,100	
		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							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Inaccessible							
		Explanation : Under Construction							
	Stucco Cement	85%			2041	**	5	\$143,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Courtyard							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Courtyard							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Perimeter Walls							
		Explanation : Building Inaccessible, Under Construction							

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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
Exterior									
Windows									
	Aluminum	10%			2035	\$38,500	5	\$700	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Connector Tunnel At South Administration Offices And Shops							
	Wood	90%			2061	**	5	\$63,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Inaccessible							
		Explanation : Under Construction							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$30,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Interior Courtyard							
	Copper/Terne	45%			2056	**	5	\$23,100	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations Throughout							
	Metal Panel	30%			2046	**	5	\$12,300	
	Stucco Cement	15%			2041	**	5	\$4,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Courtyard							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Courtyard							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations In Courtyard							

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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
Exterior								
Roof								
Built-Up (BUR)	10%			2046	* *	10	\$6,400	
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%						
		Location : Over Storage Area And Offices						
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%						
		Location : Over Storage Area And Offices						
		Worn/Erode, Extent : Moderate, Area Affected : 25%						
		Location : Over Storage Area And Offices						
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Building Inaccessible						
		Explanation : Under Construction						
Clay Tile	45%			2046	* *	10	\$28,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%						
		Location : Throughout						
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%						
		Location : Throughout						
Modified Bitumen	35%			2046	* *	10	\$22,500	
		Alligatoring, Extent : Moderate, Area Affected : 25%						
		Location : Over Storage Area						
		Blisters, Extent : Moderate, Area Affected : 25%						
		Location : Over Storage Area						
		Worn/Erode, Extent : Moderate, Area Affected : 25%						
		Location : Over Storage Area						
Skylight, Metal/Glass	10%			2046	* *	10	\$21,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%						
		Location : Over Storage Area						
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%						
		Location : Over Storage Area						
		Water Penetration, Extent : Moderate, Area Affected : 15%						
		Location : Courtyard						
Interior								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2032	\$346,300	3	\$34,300	
	Worn/Erode, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
	Wrinkling, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Building Inaccessible							
	Explanation : Under Construction							
Ceramic Tile	5%			2039	* *	5	\$3,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : Restrooms On Ground And 2nd Floors							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Restrooms On Ground And 2nd Floors							
Quarry Tile	10%			2041	* *	5	\$10,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : South Corridor							
	Worn/Erode, Extent : Moderate, Area Affected : 20%							
	Location : South Corridor							
Sheet Vinyl/Rubber	10%			2036	\$512,400	5	\$10,300	
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : Corridors							
Terrazzo	25%			LIFE	* *	5	\$26,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Ground Floor							
Vinyl Tile	25%			2036	\$540,800	3	\$8,600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	\$28,300	
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : First Floor Tunnel Area At Shops And South Service Tunnel							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Building Inaccessible							
	Explanation : Under Construction							
Ceramic Tile	10%			2039	* *	5	\$11,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Ground Floor Corridors, Restrooms							
Glass: Single Pane	3%			LIFE	* *	5	\$5,100	
Plaster	57%			LIFE	* *	5-10	\$54,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : South Corridor And Tunnel Under Administration Offices							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : South Corridor And Tunnel Under Administration Offices							
Wood	20%			LIFE	* *	5	\$181,200	

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 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

Interior

Ceilings

AcousTileSusp.Lay-In 10% 2041 * * 5 \$6,900

Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : South Side Offices And Corridor

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

Location : Building Inaccessible

Explanation : Under Construction

Exposed Struc: Concrete 10% LIFE * * 5-10 \$8,600

Spalling, Extent : Moderate, Area Affected : 20%

Location : First Floor Tunnel Area At Shops And South Service Tunnel

Glass: Susp Panels 2% LIFE * * 10 \$1,000

Plaster 78% LIFE * * 5-10 \$91,900

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

Location : Second Floor, Various Locations Throughout

Paint Peeling, Extent : Moderate, Area Affected : 25%

Location : 2nd Floor Offices

Worn/Erode, Extent : Moderate, Area Affected : 20%

Location : Ground Floor Corridors And Administrative Extension

Site Enclosure

Retaining Walls

Cast in Place Concrete 100% 2056 * *

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

Location : Parking Area On North Side Of Building

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

Location : Building Inaccessible

Explanation : Under Construction

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2049 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Courtyard

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Courtyard

Parking/Driveway

Asphalt 100% 2032 \$257,300

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2046 * * 5 \$1,000

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.

Building Under Construction

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Liquid Filled	100%			2041	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : No Available Nameplate Ratings									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2046	* *	5	\$1,000	
Raceway									
	Conduit	20%			2046	* *	1		
	Conduit	80%			2036	\$63,200	1		
Panelboards									
	Fused Disc Sw	10%			2035	\$9,100	5	\$100	
	Molded Case Bkrs	80%			2035	\$73,000	5	\$800	
	Molded Case Bkrs	10%			2044	* *	5	\$100	
Wiring									
	Braided Cloth	30%	0-2	\$32,000	2061	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2046	* *	1		
	Thermoplastic	40%			2036	\$42,700	1		
Lighting									
Interior Lighting									
	Fluorescent	5%			2036	\$35,500	10	\$1,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways And Office									
	Fluorescent	95%			2031	\$674,000	10	\$31,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	50%			2031	\$34,900	10	\$4,400	
	Exit, Battery	50%			2031	\$29,500	10	\$1,200	
Exterior Lighting									
	Fluorescent	7%			2031	\$11,600	10	\$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Outside Perimeter									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Perimeter									
Explanation : Controlled Via Photocell									
	HID	8%			2031	\$15,500	10		
Outdr Lights On During Daytime, Extent : Light, Area Affected : 50%									
Location : Outside Perimeter									
	No Component	85%							

Alarm

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2031

\$10,700

1-3

\$2,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations Only*

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

Heating

Energy Source

Under Construction

100%

Conversion Equipment

Under Construction

100%

Distribution

Under Construction

100%

Terminal Devices

Under Construction

100%

Controls

Under Construction

100%

Air Conditioning

Energy Source

Under Construction

100%

Conversion Equipment

No Component

30%

Under Construction

70%

Distribution

Under Construction

100%

Terminal Devices

Under Construction

100%

Heat Rejection

Under Construction

100%

Dehumidifier

Under Construction

100%

Ventilation

Distribution

Under Construction

100%

Exhaust Fans

Wall Unit

80%

2031

\$14,300

2

\$900

Under Construction

20%

Energy Recovery Ventilator

Under Construction

100%

Heat Recovery Ventilator

Under Construction

100%

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 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
Plumbing									
	H/C Water Piping								
	Under Construction	100%							
	Water Heater With Tanks								
	Under Construction	100%							
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Under Construction	100%							
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Under Construction	100%							
	Pool Filter/Treatment								
	Under Construction	100%							
	Sewage Ejector(s)								
	Under Construction	100%							
	Backflow Preventer								
	Under Construction	100%							
	Fixtures								
	Under Construction	100%							
	Instantaneous Hot Water								
	Under Construction	100%							
	Tankless Water Heater(POU)								
	Under Construction	100%							
	Hot Water Storage Tank								
	Under Construction	100%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
	Escalators								
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	98%							
	Under Construction	2%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Under Construction	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999
Area Sq Ft : 4,561 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		\$71,100
Total		\$71,100
Importance Code B		\$71,100
Total		\$71,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$36,600		\$200	\$600
Interior Architecture	\$21,700		\$500	
Electrical	\$3,800	\$300	\$300	\$400
Mechanical	\$2,100	\$600	\$900	\$600
Site Pavements	\$23,500			
Total	\$87,700	\$800	\$1,900	\$1,500
Importance Code A	\$37,000	\$400	\$600	\$1,000
Importance Code B	\$22,100	\$400	\$1,100	\$500
Importance Code C	\$28,600		\$200	
Total	\$87,700	\$800	\$1,900	\$1,500



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

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

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

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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
Copper/Terne	7%			2056	**	10	\$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic								
Explanation : Attic Dormer								
Glazed Ceramic Panel	1%	Now	\$3,900	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South West Corner								
Masonry: Brick	75%			LIFE	**	5	\$16,100	
Patching Evident, Extent : Light, Area Affected : 15%								
Location : South West Corner								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : West Facade								
Masonry: Limestone	7%	Now	\$10,200	LIFE	**	5	\$600	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Roof Eaves								
Stucco Cement	5%			2041	**	5	\$1,300	
Windows								
Aluminum	10%			2044	**	5	\$200	
Metal Clad	10%			2035	\$11,900	5	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Attic Windows								
Explanation : Copper Clad Wood								
Wood	80%	Now	\$3,300	2044	**	5	\$7,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Bathroom								
Parapets								
Masonry: Brick	25%			LIFE	**	5-10	\$3,100	
Masonry: Limestone	15%	Now	\$2,900	LIFE	**	5	\$300	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : East And South Cornice								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Underside Of Cornice Throughout								
Metal Panel	5%			2046	**	5	\$400	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,300	
No Component	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Main Building								
Explanation : Sloped Roof								

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	10%			2039	**	10	\$100	
	Copper/Terne	40%			2051	**	10	\$3,900	
	Modified Bitumen	45%			2031	\$21,700	10	\$1,700	
	Debris Present, Extent : Moderate, Area Affected : 20%								
	Location : Flat Roof								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Single Story Roof								
	Skylight, Metal/Glass	5%			2046	**	10	\$600	
Interior									
Floors									
	Carpet	10%			2035	\$13,800	3	\$1,000	
	Cast in Place Concrete	15%			LIFE	**	5	\$4,500	
	Quarry Tile	20%			2041	**	5	\$2,000	
	Sheet Vinyl/Rubber	5%			2036	\$25,500	5	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Dance Studio								
	Explanation : None								
	Terrazzo	50%	4+	\$7,300	LIFE	**	5	\$2,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Door Thresholds In Basement								
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**	10	\$1,700	
	Ceramic Tile	5%			2039	**	5	\$300	
	Gypsum Board	10%			LIFE	**	5-10	\$1,100	
	Plaster	55%	Now	\$2,000	LIFE	**	5	\$1,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Basement								
	SGFT/Glazed Masonry	20%			LIFE	**	10	\$700	
Ceilings									
	AcousTileSusp.Lay-In	5%			2041	**	5	\$300	
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$900	
	Plaster	85%			LIFE	**	5-10	\$10,000	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2056	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$1,400	2041	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stair Treads At North Entrance And Walk At Rear Entrance								
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$22,100	2041	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : South Side Or Rear Of Building								

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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
Over 600 Volts									
	Transformers								
	Liquid Filled	100%			2041	* *	3		
				Enclosure Corroded, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Outside					
				Explanation : Nameplate Not Visible, Fed From Campus Substation					
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2046	* *	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : Main Service Disconnect Switch Rated At 400 Amperes					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2046	* *	5	\$100	
	Raceway								
	Conduit	80%			2036	\$14,800	1		
	Conduit	20%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2035	\$4,600	5		
	Molded Case Bkrs	20%			2044	* *	5		
	Molded Case Bkrs	60%			2035	\$13,700	5	\$100	
	Wiring								
	Braided Cloth	40%			2035	\$9,600	1		
				Insulation Aged, Extent : Severe, Area Affected : 100%					
				Location : Throughout The Building					
	Thermoplastic	40%			2036	\$9,600	1		
	Thermoplastic	20%			2046	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : Water Main Grounded					
Lighting									
	Interior Lighting								
	Fluorescent	75%			2031	\$66,700	10	\$3,100	
				T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	5%			2031	\$4,400	10	\$200	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
				Location : Hallway					
	LED	20%			2044	* *			
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Explanation : LED Light					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
	Egress Lighting							
	Exit/Emergency Light Combo	100%		2044	* *			
	Exterior Lighting							
	Fluorescent	10%		2031	\$2,100	10		
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
	LED	20%		2044	* *			
	No Component	70%						
Alarm								
	Fire/Smoke Detection							
	Generic, Analog	100%		2031	\$13,400	1-3	\$2,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Manual Pull Stations And Alarm Bells</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2046	* *	1		
	Conversion Equipment							
	Hot Water Boiler	10%		2049	* *	1	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Level</i>						
		<i>Explanation : Serves Ballet Studio.</i>						
	Steam Boiler	90%		2041	* *	1	\$4,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Gasoline Fired Steam Boiler</i>						
	Distribution							
	Hot Wtr Piping/Pump	10%		2052	* *	4		
	Steam Piping/Pump	90%		2046	* *			
	Terminal Devices							
	Convactor/Radiator	90%		2041	* *	1	\$1,300	
	Fan Coil Unit/Heat	10%		2036	\$12,900	1	\$200	
	Controls							
	Electrical	100%		2031	\$29,000			
Air Conditioning								
	Energy Source							
	Electricity	100%		2044	* *	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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
Air Conditioning									
	Conversion Equipment								
	Split Unit	60%			2044	* *			
		Recent Installation, Extent : N/A, Area Affected : 60%							
		Location : 1st Floor							
	Window/Wall Unit	20%			2031	\$3,900	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
	Exhaust Fans								
	Roof	10%			2036	\$1,000	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$19,500	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1 Unit, 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997
Area Sq Ft : 13,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,Att
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$804,800	\$1,432,000
Interior Architecture	\$63,300	
Electrical		\$187,100
Mechanical		\$471,900
Total	\$868,100	\$2,091,000
Importance Code A	\$804,800	\$1,432,000
Importance Code B		\$659,000
Importance Code C	\$63,300	
Total	\$868,100	\$2,091,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$80,700			
Interior Architecture	\$32,800		\$1,200	\$1,700
Electrical	\$23,600	\$1,300	\$1,500	\$1,600
Mechanical	\$14,700	\$3,800	\$4,300	\$3,100
Site Enclosure	\$7,000			
Site Pavements	\$24,800			
Total	\$183,700	\$5,100	\$7,000	\$6,400
Importance Code A	\$81,400	\$700	\$700	\$700
Importance Code B	\$73,400	\$4,400	\$6,300	\$4,700
Importance Code C	\$28,900			\$1,000
Total	\$183,700	\$5,100	\$7,000	\$6,400



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$34,100	LIFE	**	5	\$24,900	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : West And East Facades At Foundation								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Cement Stucco Finish Is Worn Off. All Facades								
Cast Stone/Terra Cotta	4%	Now	\$22,700	LIFE	**	5	\$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Decorative Banding. All Facades								
Glazed Ceramic Panel	1%			LIFE	**	5	\$4,700	
Masonry: Brick	75%	Now	\$351,800	LIFE	**	5	\$37,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Facade At Door Openings								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : South And East Corner								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Various Locations. All Facades								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : West And South Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : At Downspouts. South And North Facades								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Pre-Cast Concrete	3%	Now	\$12,400	LIFE	**	5	\$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Window Sills								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Window Sills								
Stucco Cement	7%			2041	**	5	\$8,700	
Windows								
Wood	100%	Now	\$300,700	2061	**	5	\$22,600	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : All Windows								
Dry Rot/Decay, Extent : Moderate, Area Affected : 35%								
Location : South Facing And Trim Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : All Windows								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : South Facing And Trim Throughout								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : All Windows								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Cast Stone/Terra Cotta	90%	Now	\$152,300	LIFE	**	5	\$22,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Cornice. All Facades							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Cornice. All Facades							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Cornice. All Facades							
		Vertical Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Cornice. All Facades							
	Metal Panel	5%			2046	**	5	\$600	
	Metal Panel	5%			2046	**	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Gutters At Cornice							
		Explanation : Copper							
Roof									
	Asphalt Shingle	80%	Now	\$7,300	2039	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : North, East And South Facing Gutters							
		Loose Units, Extent : Moderate, Area Affected : 15%							
		Location : Entry Portico - West Side							
	Modified Bitumen	10%	Now	\$1,900	2036	\$37,100			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Above Men's Room							
	Skylight, Metal/Glass	10%			2036	\$1,432,000	10	\$9,900	
Soffits									
	Copper/Terne	50%			2056	**	10		
	Masonry: Brick	50%			LIFE	**	5		
Interior									
Floors									
	Carpet	2%			2035	\$10,900	3	\$800	
	Cast in Place Concrete	5%			LIFE	**	5	\$5,900	
	Ceramic Tile	5%			2045	**	5	\$1,300	
	Panel/Paver: Cer/Brk	3%			2044	**	5	\$1,800	
	Quarry Tile	15%			2041	**	5	\$6,100	
	Wood	70%			2051	**	5	\$35,400	
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$2,000	
	Masonry: Brick	5%			LIFE	**	10	\$600	
	Plaster	90%	Now	\$63,300	LIFE	**	5	\$10,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Spiral Stair Room And Ballroom Column							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Spiral Stair Room							

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%	Now	\$1,300	2049	* *	5	\$700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Men's Bathroom							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Men's Bathroom							
	Plaster	95%			LIFE	* *	5-10	\$44,000	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Kitchen And Ballroom							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	50%			2041	* *	5-10	\$7,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Patio Area							
		Explanation : This Is Actually A Metal Pipe Guardrail							
	Chain Link	50%	Now	\$3,500	2046	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Side Of Building							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$3,600	2056	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : South Patio Area							
Site Pavements									
	On-Site Walkways								
	Asphalt	10%	Now	\$3,000	2045	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : West Entry							
	Cast in Place Concrete	90%	Now	\$16,800	2041	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Entry Stair Cheek Walls							
Parking/Driveway									
	Asphalt	100%	0-2	\$5,000	2045	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : West Entry 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
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2046	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2046	* *	5	\$400	

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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
Under 600 Volts									
	Raceway								
	Conduit	100%			2046	**	1		
Panelboards									
	Fused Disc Sw	10%			2044	**	5		
	Molded Case Bkrs	90%			2044	**	5	\$300	
Wiring									
	Thermoplastic	100%			2046	**	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : In The Crawlspace							
Lighting									
	Interior Lighting								
	Fluorescent	15%	4+	\$21,700	2036	\$36,200			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 70%							
		Location : Kitchen							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Kitchen And Office							
	Fluorescent	5%			2036	\$12,100	10	\$600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Corridor And Toilets							
	Incandescent	70%			2031	\$187,100	2	\$200	
	LED	10%			2044	**			
Egress Lighting									
	Exit/Emergency Light	60%			2041	**			
	Combo								
	Exit, LED	40%			2064	**	1		
Exterior Lighting									
	Fluorescent	20%			2031	\$12,700	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 7 Compact Fluorescent Light Fixtures							
	HID	10%			2031	\$7,400	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 4 HID Light Fixtures							
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2031	\$29,800	1	\$5,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Kitchen							
		Explanation : CCTV System							

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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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2031

\$41,000

1-3

\$8,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hall**Explanation : Manual Pull Stations And Alarm Bells*

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

Heating

Energy Source

Natural Gas

100%

2056

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 2 Gasoline Meters**Explanation : Located Outside*

Conversion Equipment

Hot Water Boiler

100%

2041

* *

1

\$6,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room. First Floor**Explanation : 1 Gasoline Fired Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

100%

2052

* *

4

\$1,000

Terminal Devices

Air Handler

50%

Now

\$7,500

2036

\$149,400

1

\$3,900

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : 1st Floor. Unit Is Not Working*

Convector/Radiator

45%

2041

* *

1

\$2,000

Fan Coil Unit/Heat

5%

2036

\$19,700

1

\$200

Controls

Electrical

100%

2031

\$88,300

Air Conditioning

Energy Source

Electricity

100%

2052

* *

1

Conversion Equipment

Reciprocating

100%

2036

\$234,200

1

\$6,500

Compr/Chiller

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Ground Level**Explanation : Unit Mounted On Exterior Slab*

Distribution

CW & CHW Wtr

100%

2056

* *

4

\$1,000

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2041

* *

1

\$8,600

Ventilation

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,300	
Exhaust Fans									
	Interior	80%			2041	* *	2	\$300	
	Roof	20%			2036	\$6,200	2	\$100	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2049	* *	1		
Water Heater With Tanks									
	Electric	50%			2031	\$27,000	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
		Explanation : Unit Serves Restrooms. 20 Gallons							
	Gas Fired	50%			2034	\$19,500	2		
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Kitchen							
		Explanation : Unit Serves Kitchen							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	No Component	80%							
	Generic	20%			2041	* *	1	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Unit Serves Boiler Only							
Fixtures									
	Generic	100%							
Fire Suppression									
Chemical System									
	No Component	90%							
	Generic	10%			2034	\$6,600	1-10	\$2,900	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.150 / 989 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 3,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Site Pavements		\$292,700
Total		\$292,700
Importance Code C		\$292,700
Total		\$292,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$93,000			
Interior Architecture	\$12,600			\$600
Electrical	\$300	\$200	\$200	\$300
Mechanical	\$5,200	\$300	\$600	\$300
Site Pavements	\$47,300	\$400	\$400	\$3,100
Total	\$158,400	\$900	\$1,200	\$4,300
Importance Code A	\$93,200	\$200	\$200	\$200
Importance Code B	\$16,100	\$300	\$600	\$1,000
Importance Code C	\$49,000	\$400	\$400	\$3,100
Total	\$158,400	\$900	\$1,200	\$4,300



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$5,700	
	Stucco Cement	90%	4+	\$6,600	2041	**	5	\$6,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : East Wall									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Facades On Rear Additions									
Windows									
	Steel	50%	Now	\$9,200	2044	**	5	\$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Stained Glass Windows In Nave									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Lead Framed Stained Glass Windows In Nave									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Stained Glass Windows In Nave									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Stained Glass Windows In Nave									
	Steel	50%	Now	\$20,000	2061	**	5	\$1,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : 2nd Floor Office And Rear Addition Windows									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor Office And Rear Addition Windows									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : 2nd Floor Office And Rear Addition Windows									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : 2nd Floor Office And Rear Addition Windows									
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$4,200	LIFE	**	5	\$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Coping On Rear Addition Parapets									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Coping									
Explanation : Component Is Actually Clay Tile									
	Metal Panel	10%			2046	**	5	\$3,100	
	Metal Rail	5%	Now	\$30,700	2056	**	5	\$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Balconies									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Balconies									
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Balconies									
	Stucco Cement	80%	Now	\$9,000	2041	**	5	\$8,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Throughout									

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Clay Tile	75%	Now	\$3,600	2046	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Offices							
	Copper/Terne	5%			2051	**	10	\$400	
	Roll Roofing	20%	Now	\$5,300	2038	**	5	\$600	
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Lower Roof							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Lower Roof							
		Explanation : Substrate Rotted And Soft							
Soffits									
	Stucco Cement	100%	Now	\$1,400	2041	**	5	\$100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Underside Of Balcony							
Interior									
Floors									
	Carpet	15%			2032	\$18,300	3	\$1,800	
	Ceramic Tile	5%			2045	**	5	\$300	
	Quarry Tile	5%			2041	**	5	\$500	
	Terrazzo	40%			LIFE	**	5	\$3,800	
	Wood	35%			2051	**	5	\$4,000	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : Office Corridor							
		Split/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Office Corridor							
Interior Walls									
	Ceramic Tile	2%			2045	**	5	\$100	
	Gypsum Board	20%			LIFE	**	5-10	\$900	
	Plaster	78%			LIFE	**	5-10	\$1,800	
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$1,200	2041	**	5	\$600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : First Floor Offices. Plenum Space Ductwork							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughtout Office							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : First Floor Offices. Plenum Space Ductwork							
	Exposed Struc: Wood	60%			LIFE	**	10	\$5,400	
	Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Office Below One Story Roof On West Side Of Building							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Office Below One Story Roof On West Side Of Building							
	Plaster	10%			LIFE	**	5-10	\$1,000	
Site Pavements									

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%	Now	\$12,700	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Curbs, Flags And Stair Landing, East Side</i>								
Steel Grating	10%			2046		**	1	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Steel Stair At Rear Of Building</i>								
<i>Explanation : Access From Grade To Lower Roof Areas</i>								
Wood	30%	Now	\$29,300	2031	\$292,700	1-3	\$11,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ramp Guardrails On East Side</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ramp On East Side</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$5,300	2045		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Drive And Parking Lot</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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046		**	5	\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046		**	5	\$100
Raceway								
Conduit	100%			2046		**	1	
Panelboards								
Fused Disc Sw	5%			2044		**	5	
Molded Case Bkrs	95%			2044		**	5	\$100
Wiring								
Thermoplastic	100%			2046		**	1	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Crawlspace</i>								

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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
Lighting									
	Interior Lighting								
	Fluorescent	25%			2036	\$11,200	10	\$800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Garage And 2nd Floor Office							
	LED	75%			2044	* *			
Egress Lighting									
	Emergency, Battery	30%			2044	* *	10	\$300	
	Exit/Emergency Light	40%			2044	* *			
	Combo								
	Exit, LED	30%			2071	* *	1		
Exterior Lighting									
	HID	20%			2031	\$3,700	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Controlled Via Photocell							
	LED	10%			2044	* *			
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2031	\$10,300	1-3	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Manual Pull Station And Alarm Bells							
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
Conversion Equipment									
	Furnace	100%			2041	* *	1	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st And 2nd Floor							
		Explanation : 2 Units							
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,100	
Terminal Devices									
	Air Handler	60%			2041	* *	1	\$1,300	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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)	Priority
Air Conditioning								
Conversion Equipment								
	Split Unit	50%			2041	* *		
	Split Unit	40%	0-2	\$3,800	2041	* *		
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 1st Floor. One Of The Units Is Not Working</i>								
	Window/Wall Unit	10%			2031	\$1,500	1	
Ventilation								
Exhaust Fans								
	Wall Unit	20%			2041	* *	2	
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2046	* *	1	
Water Heater With Tanks								
	Gas Fired	100%			2034	\$19,500	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Unit, 40 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Leaders And Gutters On Perimeter Of The Roof</i>								
<i>Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade</i>								
Fixtures								
	Generic	100%						

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.160 / 981 **Yr Built/Renovated** : 1934 / 2013
Area Sq Ft : 5,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$579,500	\$149,000
Interior Architecture		\$251,300
Mechanical		\$86,000
Total	\$579,500	\$486,400
Importance Code A	\$579,500	\$149,000
Importance Code B		\$337,400
Total	\$579,500	\$486,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$72,500			
Interior Architecture	\$54,300			
Electrical	\$1,000	\$300	\$400	\$400
Mechanical	\$2,000	\$100	\$600	\$100
Site Pavements	\$6,800			
Total	\$136,600	\$400	\$1,000	\$500
Importance Code A	\$72,500			
Importance Code B	\$47,500	\$400	\$1,000	\$500
Importance Code C	\$16,700			
Total	\$136,600	\$400	\$1,000	\$500



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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 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
Exterior									
	Exterior Walls								
	Cast in Place Concrete	85%	Now	\$407,400	LIFE	**	5	\$149,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Wall Corners And Buttresses							
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Wall Eave							
	Masonry: Brick	5%	4+	\$16,500	LIFE	**	5	\$1,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance Door							
	Pre-Cast Concrete	5%	0-2	\$14,500	LIFE	**	5	\$5,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Window Sills							
		Explanation : Deteriorated Paint Finish							
	Wood	5%	Now	\$54,200	2056	**	5	\$4,400	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
		Location : Angle Brackets And Barge Rafters							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Angle Brackets And Barge Rafters							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Angle Brackets And Barge Rafters							
Windows									
	Steel	90%	Now	\$117,800	2061	**	5	\$7,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, 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							
	Wood	10%	Now	\$6,100	2061	**	5	\$700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Rear Addition Windows							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Rear Addition Windows							
Parapets									
	Cast in Place Concrete	90%			LIFE	**	5	\$16,200	
	Pre-Cast Concrete	10%			LIFE	**	5	\$1,100	

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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
Exterior									
Roof									
	Asphalt Shingle	80%	Now	\$2,100	2039	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Built-Up (BUR)	15%			2041	**	10	\$600	
	Copper/Terne	5%			2051	**	10	\$500	
Soffits									
	Wood	100%	Now	\$24,600	2034	\$24,600	5	\$2,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : Roof Eaves									
Interior									
Floors									
	Sheet Vinyl/Rubber	40%			2036	\$251,300	5	\$5,000	
	Wood	60%	Now	\$34,400	2051	**	5	\$4,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Interior Walls									
	Gypsum Board	75%			LIFE	**	5-10	\$10,000	
	Plywood/Hardboard	25%	Now	\$3,400	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Back Stage, Changing Rooms And Vestibules									
Ceilings									
	AcousTileSusp.Lay-In	10%			2041	**	5	\$800	
	Exposed Struc: Wood	80%			LIFE	**	10	\$10,100	
	Plywood/Hardboard	10%			2046	**	1		
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2056	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electric Transformer									
Explanation : Fence Around Electric Transformer									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$6,800	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Steps At Side Entrances									

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

Over 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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
Over 600 Volts									
	Transformers								
	Liquid Filled	100%			2041	* *	3	\$100	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Outside						
			Explanation : 70 Ampere 13.2 Kilowatts						
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2046	* *	5	\$200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Disconnect Switch Rated At 400 Amperes.						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2046	* *	5	\$200	
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2044	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location :						
			Explanation : Crawlspace						
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$7,500	10	\$500	
			T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Office						
	Fluorescent	10%			2036	\$7,500	10	\$500	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Office						
	LED	80%			2044	* *			
	Egress Lighting								
	Exit/Emergency Light Combo	100%			2036	\$5,600			
	Exterior Lighting								
	HID	20%			2036	\$6,300	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2031	\$17,400	1-3	\$3,800	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Office						
			Explanation : Manual Pull Stations And Alarm Bells						

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2066	* *	1		
	Terminal Devices								
	Fan Coil Unit/Heat	50%			2041	* *	1	\$1,000	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Auditorium						
			Explanation : Electric Unit Heater						
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2031	\$5,100	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	\$86,000	1		
			On Extended Life, Extent : Moderate, Area Affected : 100%						
			Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit						
	Water Heater With Tanks								
	Electric	100%			2031	\$27,000	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : 20 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
			On Extended Life, Extent : Moderate, Area Affected : 100%						
			Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit						
Fixtures									
	Generic	100%							

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 2012
Area Sq Ft : 20,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$128,200	
Interior Architecture		\$797,300
Electrical		\$343,600
Mechanical		\$194,000
Total	\$128,200	\$1,334,900
Importance Code A	\$128,200	
Importance Code B		\$1,334,900
Total	\$128,200	\$1,334,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$78,000			
Interior Architecture	\$70,600		\$12,300	\$400
Electrical	\$2,400	\$1,900	\$2,300	\$1,900
Mechanical	\$5,800	\$7,100	\$5,800	\$6,100
Site Pavements	\$6,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$170,500	\$16,300	\$27,500	\$15,600
Importance Code A	\$79,000	\$1,000	\$1,000	\$1,000
Importance Code B	\$71,800	\$15,200	\$26,500	\$14,100
Importance Code C	\$19,700			\$400
Total	\$170,500	\$16,300	\$27,500	\$15,600



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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	25%			LIFE	* *	5	\$55,900		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Base Of Building									
Explanation : Painted Cement Stucco Finish									
Cast Stone/Terra Cotta	5%	Now	\$6,400	LIFE	* *	5	\$8,700		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Internal Gutter Above 2nd Floor Dorm									
Ceramic Tile	1%			2046	* *	10	\$200		
Masonry: Brick	69%			LIFE	* *	5	\$30,900		
Windows									
Metal Louvers	2%			2045	* *	10	\$700		
Wood	90%	Now	\$4,700	2052	* *	5	\$25,600		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Stairs									
Wood	8%			2052	* *	5	\$4,600		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor Office									
Explanation : Stained Glass Windows									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$10,500		
Copper/Terne	5%			2071	* *	5	\$1,800		
Masonry: Brick	15%			LIFE	* *	5-10	\$7,600		
Masonry: Limestone	75%			LIFE	* *	5-10	\$67,500		
Roof									
Clay Tile	93%	Now	\$67,600	2056	* *				
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Dorms									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : This Is Actually A Faux Clay Tile Made Of Metal									
Skylight, Metal/Glass	7%			2056	* *	10	\$12,600		
Soffits									
Masonry: Limestone	100%	Now	\$7,200	LIFE	* *	5	\$200		
Efflorescence, Extent : Moderate, Area Affected : 40%									
Location : Main Entry Portico									
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%									
Location : Main Entry Portico									

Interior

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Floors									
	Carpet	20%			2035	\$125,900	3	\$9,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$13,600	
	Poured Epoxy/Resin	40%			2034	\$797,300			
	Vinyl Tile	15%			2041	**	3	\$1,800	
	Wood	15%	0-2	\$31,800	2051	**	5	\$4,400	
Worn/Erode, Extent : Moderate, Area Affected : 20%									
Location : Flanking Gathering Rooms And Various Offices									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Flanking Gathering Rooms And Various Offices									
Explanation : Original Herringbone Flooring									
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$900	
	Gypsum Board	95%	Now	\$13,200	LIFE	**	5	\$9,900	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Dorms Above Windows									
Ceilings									
	AcousTileSusp.Lay-In	55%			2049	**	5	\$17,100	
	Exposed Struc: Concrete	35%			LIFE	**	5-10	\$13,600	
	Gypsum Board	10%			LIFE	**	5-10	\$10,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2056	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	90%			2041	**			
	Masonry: Granite	10%			LIFE	**			
Parking/Driveway									
	Asphalt	100%	2-4	\$6,500	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Parking Areas									
Activity Yard									
	Asphalt	100%			2045	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Liquid Filled	100%			2049	* *	3	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : No Available Nameplate Rating								
Raceway								
Not Accessible	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
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
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2056	* *	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room/ Ground Floor							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2056	* *	5	\$500	
	Raceway								
	Conduit	100%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2052	* *	5		
	Molded Case Bkrs	95%			2052	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2056	* *	1		
	Motor Controllers								
	Variable Frequency Drive	100%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen Ground Level							
		Explanation : Ground Observed							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2036	\$10,900	10	\$600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
	Fluorescent	90%			2036	\$325,500	10	\$17,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2036	\$7,200	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	LED	5%			2041	* *			
	Egress Lighting								
	Emergency, Battery	50%			2041	* *	10	\$2,500	
	Exit, LED	50%			2064	* *	1		
	Exterior Lighting								
	LED	30%			2041	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 3 LED Light Fixtures Controlled Via Photocell							
	No Component	70%							

Alarm

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
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
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	50%			2031	\$21,600	1	\$3,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallway							
		Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$12,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations, 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
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$10,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Gasoline Fired Hot Water Boilers							
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	* *	4	\$1,500	
	Terminal Devices								
	Air Handler	20%			2041	* *	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Heat Recovery Ventilating Unit Observed							
	Fan Coil Unit/Heat	80%			2041	* *	1	\$5,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Ceiling Plenum							
		Explanation : Fan Powered Boxes With Reheat Coil Observed, No Access To Units For Maintenance							
	Controls								
	Electrical	100%			2034	\$127,600			

Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2041	* *	1	\$9,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Adjacent To Building									
Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	\$1,500	
Ventilation									
	Exhaust Fans								
	Roof	100%			2041	* *	2	\$600	
	Heat Recovery Ventilator								
	Generic	100%			2037	* *			
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$19,500	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 100 Gallons									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2041	* *	1	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$5,800	
	Chemical System								
	Generic	100%			2034	\$66,400	1-10	\$29,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : 1 Set Fire Suppression On Hood 5 Feet X 12 Feet Which Equals 60 Square Feet									

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 2012
Area Sq Ft : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 75 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$316,000	\$1,870,400
Interior Architecture		\$938,200
Electrical	\$100,300	\$122,600
Mechanical		\$628,000
Total	\$416,300	\$3,559,100
Importance Code A	\$316,000	\$1,870,400
Importance Code B	\$100,300	\$935,900
Importance Code C		\$752,800
Total	\$416,300	\$3,559,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			\$19,800	
Interior Architecture	\$131,500			\$180,700
Electrical	\$40,000	\$14,800	\$22,700	\$1,400
Mechanical	\$7,800	\$1,700	\$3,100	\$1,600
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$186,500	\$23,700	\$52,800	\$190,900
Importance Code A	\$600	\$600	\$20,600	\$600
Importance Code B	\$146,100	\$23,100	\$32,200	\$190,300
Importance Code C	\$39,700			
Total	\$186,500	\$23,700	\$52,800	\$190,900



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 - 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
Exterior								
Exterior Walls								
Copper/Terne	10%	Now	\$63,100	2049	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Worn/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Exterior Porch - West Facade							
Stucco Cement	90%	4+	\$187,000	2034	\$1,870,400	5	\$28,900	
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Perimeter Walls							
	Explanation : Steel Framed Building With Hollow Terra Cotta Infill							
Windows								
Aluminum	50%			2051	* *	5	\$2,400	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : 2nd Floor Windows							
Wood	50%	Now	\$65,800	2054	* *	5	\$12,000	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
Parapets								
Copper/Terne	100%			2049	* *	5	\$28,700	
Roof								
Clay Tile	70%			2039	* *	10	\$5,500	
	Recent Repair Evident, Extent : N/A, Area Affected : 100%							
	Location : Main Roof							
Copper/Terne	5%			2044	* *	10	\$1,000	
Sloped Glazing	25%			LIFE	* *	5	\$26,000	
Interior								
Floors								
Carpet	45%			2030	\$174,500	3	\$17,300	
Carpet	20%			2027	\$77,500	3	\$7,700	
Ceramic Tile	15%			2032	\$185,400	5	\$2,900	
Ceramic Tile	15%			2042	* *	5	\$2,900	
Terrazzo	5%	0-2	\$5,100	LIFE	* *	5	\$800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Ground Floor Connection To Tunnel							

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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
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	40%	0-2	\$37,600	2032	\$752,800	5	\$6,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
	Concrete Masonry Unit	10%			LIFE	* *	5	\$1,200	
	Gypsum Board	45%			LIFE	* *	5	\$8,100	
	Plaster	5%	Now	\$2,100	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
Ceilings									
	AcousTileSusp.Lay-In	50%			2046	* *	5	\$9,600	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Second Floor							
		Explanation : Luminous Panels							
	Ceramic Tile	10%			LIFE	* *	5	\$1,200	
	Gypsum Board	10%			LIFE	* *	5	\$2,400	
	Plaster	30%			LIFE	* *	5	\$3,600	
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2049	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%			2042	* *			
	Parking/Driveway								
	Asphalt	100%			2038	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2049	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2049	* *	5	\$300	
	Raceway								
	Conduit	50%			2029	\$9,200	1		
	Conduit	50%			2049	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2045	* *	5		
	Molded Case Bkrs	30%			2028	\$13,700	5	\$100	
	Molded Case Bkrs	60%			2045	* *	5	\$200	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$4,500	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2029	\$6,800	1		
	Thermoplastic	50%			2049	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	45%			2029	\$100,300	10	\$5,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st floor									
Explanation : T-12 Lamps									
	Fluorescent	50%			2034	\$111,400	10	\$5,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 2nd Floor									
	Fluorescent	5%			2034	\$11,100	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
Egress Lighting									
	Emergency, Battery	50%			2034	\$12,300	10	\$1,500	
	Exit, Service	50%			2034	\$3,200	1		
Alarm									
Security System									
	Generic	100%			2034	\$24,900	1	\$4,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2027	\$34,200	1-3	\$7,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Manual Pull Stations And Alarm Bells									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2034	\$22,800	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ceiling							
		Explanation : Gas Furnace Units Serve Second Floor Only							
	Hot Water Boiler	50%			2042	**	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Hydronic Loop Serves First Floor Only							
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$3,600	
	Hot Wtr Piping/Pump	50%			2037	**	4	\$300	
Terminal Devices									
	Convactor/Radiator	100%			2034	\$119,800	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Split Unit	50%			2034	\$173,900			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Ceiling							
	Window/Wall Unit	10%			2027	\$5,500	1		
	No Component	40%							
Terminal Devices									
	Fan Coil - 4 Pipe	100%			2034	\$334,300	1	\$4,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2055	**	4	\$1,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : Leaders And Gutters							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
No Component		50%						
Generic		50%		2049	* *	1-5	\$3,200	

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.180 / 983 **Yr Built/Renovated** : 1930 / 2013
Area Sq Ft : 14,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$99,300	\$161,200
Electrical		\$115,700
Mechanical		\$157,200
Total	\$99,300	\$434,200
Importance Code B	\$99,300	\$434,200
Total	\$99,300	\$434,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$56,800			
Interior Architecture	\$85,300		\$5,200	\$2,900
Electrical	\$4,300	\$1,300	\$1,700	\$1,400
Mechanical	\$8,700	\$4,300	\$5,100	\$4,000
Site Pavements	\$24,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$186,600	\$12,800	\$19,200	\$15,500
Importance Code A	\$57,800	\$1,000	\$1,000	\$1,000
Importance Code B	\$68,100	\$11,800	\$18,200	\$13,900
Importance Code C	\$60,700			\$600
Total	\$186,600	\$12,800	\$19,200	\$15,500



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 30 - GRACE FOUNDATION
Asset # : 983

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	0-2	\$49,300	LIFE	**	5	\$26,200	
Spalling, Extent : Moderate, Area Affected : 2%									
Location : Various Elevations At Base Of Wall									
Windows									
	Aluminum	80%			2052	**	5	\$4,300	
	Wood	20%			2052	**	5	\$10,700	
Roof									
	Asphalt Shingle	95%			2045	**	10	\$5,400	
	Copper/Terne	5%			2064	**	10	\$4,300	
Soffits									
	Wood	100%			2041	**	5	\$6,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof Eaves									
Explanation : None									
Interior									
Floors									
	Cast in Place Concrete	25%	Now	\$99,300	LIFE	**	5	\$11,200	
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Police Basement									
	Ceramic Tile	5%			2045	**	5	\$1,000	
	Vinyl Tile	25%	Now	\$16,100	2036	\$161,200	3	\$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Police Offices									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Police Offices									
	Vinyl Tile	45%	Now	\$14,500	2041	**	3	\$3,500	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Grace Foundation Kitchen Kitchenette									
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$1,200	
	Glass: Single Pane	2%			LIFE	**	5	\$700	
	Gypsum Board	45%	Now	\$3,500	LIFE	**	5	\$6,600	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Grace Foundation Basement Kitchenette									
	Gypsum Board	40%	Now	\$31,400	LIFE	**	5	\$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Police Office And Basement									
	Plaster	8%			LIFE	**	5-10	\$1,700	
Ceilings									
	AcousTileSusp.Lay-In	50%			2049	**	5	\$10,400	
	Exposed Struc: Concrete	20%			LIFE	**	5-10	\$5,200	
	Gypsum Board	30%			LIFE	**	5-10	\$21,500	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2056	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2056		**			

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$24,300	2049		**			

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Ramp At Entry*

Parking/Driveway

Asphalt	100%			2045		**			

Activity Yard

Rubber Matting	100%			2041		**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056		**	5	\$100	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement At Fdny Side**Explanation : Main Service Switch Rated At 400 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	100%			2056		**	5	\$400	

Raceway

Conduit	50%			2036		\$2,500	1		

Conduit	50%			2056		**	1		

Panelboards

Fused Disc Sw	5%			2035		\$600	5		

Molded Case Bkrs	45%			2035		\$5,100	5	\$200	

Molded Case Bkrs	50%			2052		**	5	\$200	

Wiring

Thermoplastic	50%			2036		\$5,200	1		

Thermoplastic	50%			2056		**	1		

Motor Controllers

Locally Mounted	100%			2049		**	5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$400	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement At Fdny Side**Explanation : Water Main E*

Lighting

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2031	\$23,100	10	\$2,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Police Precinct Office</i>								
Fluorescent	40%			2036	\$46,300	10	\$5,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Grace Foundation Area</i>								
Fluorescent	40%			2036	\$46,300	10	\$5,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Battery	45%			2036	\$12,300	10	\$1,600	
Exit/Emergency Light	10%			2036	\$1,400			
Combo								
Exit, LED	45%			2064	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 LED Light Fixtures</i>								
No Component	70%							
Alarm								
Security System								
Generic	50%			2041	* *	1	\$2,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	50%			2041	* *	1	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	\$8,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2056	* *	1		

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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 30 - GRACE FOUNDATION
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
Heating									
	Conversion Equipment								
	Hot Water Boiler	60%			2049	**	1	\$4,200	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Steam Boiler	40%			2041	**	1	\$5,700	
		Other Observation, Extent : N/A, Area Affected : 40%							
		Location : Basement							
		Explanation : Police Section							
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	**	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	100%			2049	**	1	\$4,600	
	Controls								
	Electrical	100%			2034	\$90,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Split Unit	60%			2041	**			
	Window/Wall Unit	40%			2034	\$24,800	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,600	
	Exhaust Fans								
	Interior	100%			2041	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2056	**	1		
	Galvanized Steel	50%			2049	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$39,000	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units, 50 Gallons And 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		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.

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Chemical System							
	Generic	100%			2034	\$66,400	1-10	\$29,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set Fire Suppression On Kitchen Hood 6 Feet X 8 Feet Which Equals 48 Square Feet</i>								

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2012
Area Sq Ft : 2,356 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$65,700
Total		\$65,700
Importance Code A		\$65,700
Total		\$65,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$21,300		\$100	
Interior Architecture	\$18,700			
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$300	\$300	\$200	\$300
Total	\$40,500	\$400	\$400	\$400
Importance Code A	\$21,500	\$200	\$300	\$200
Importance Code B	\$9,400	\$200	\$100	\$100
Importance Code C	\$9,500			
Total	\$40,500	\$400	\$400	\$400



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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. 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
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	4+	\$1,400	LIFE	* *	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Building Base									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Building Base									
	Masonry: Brick Cavity	80%	Now	\$16,300	LIFE	* *	5	\$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : At Door Thresholds									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : At Expansion Joints									
	Metal Panel	10%			2046	* *	5-10	\$2,800	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$1,300	
Windows									
	Aluminum	75%			2044	* *	5		
	Metal Louvers	25%			2039	* *	10	\$100	
Roof									
	Built-Up (BUR)	100%			2036	\$65,700	10	\$4,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
Soffits									
	Pre-Cast Concrete	100%			LIFE	* *	5	\$5,800	
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	* *	5	\$15,000	
Interior Walls									
	Cast in Place Concrete	35%			LIFE	* *	10	\$3,700	
	Concrete Masonry Unit	65%	Now	\$5,900	LIFE	* *	5	\$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : West Facade Wall									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Under Sill Plates Of Window Walls And South East Corner									
Ceilings									
	Exposed Struc: Concrete	90%			LIFE	* *	5-10	\$1,600	
	Exposed Struc: Steel	10%			LIFE	* *	10	\$300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2056	* *			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2049	* *			
Parking/Driveway									
	Asphalt	100%			2045	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2056	* *	5	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : Main Service Disconnect Switch Rated At 200 Amperes.					
Transformers									
	Liquid Filled	100%			2049	* *	5		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Outside					
				Explanation : No Available Nameplate Ratings					
Raceway									
	Conduit	100%			2056	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2052	* *	5	\$100	
Wiring									
	Thermoplastic	100%			2056	* *	1		
Motor Controllers									
	Locally Mounted	50%			2041	* *	5		
	Locally Mounted	50%			2049	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Connected To Metal Water Pipe.					
Lighting									
	Interior Lighting								
	LED	100%			2044	* *			
Egress Lighting									
	Emergency, Service	80%			2036	\$1,300	1		
	Exit, Battery	20%			2036	\$800	10		
Exterior Lighting									
	LED	20%			2044	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$900	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Outside					
				Explanation : Surveillance Camera Serves Robitzek					

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

Heating

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

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
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2056	* *	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Underground Vault						
			Explanation : Two 25,000 Gallon Tanks No. 2 Oil						
Conversion Equipment									
	Steam Boiler	100%			2041	* *	1	\$2,300	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Power Plant						
			Explanation : 3 Units						
Distribution									
	Central Plant Steam Piping/Pmp	100%			2046	* *	4	\$100	
Terminal Devices									
	Unit Heater - Steam	100%			2036	\$15,300	4	\$300	
Ventilation									
	Exhaust Fans								
	Wall Unit	100%	0-2	\$100	2036	\$1,200	2	\$100	
			Broken, Extent : Moderate, Area Affected : 100%						
			Location : 1st Floor. Unit Is Not Working						
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993
Area Sq Ft : 21,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,Att
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$710,100	
Interior Architecture	\$979,000	
Electrical		\$570,900
Mechanical	\$182,300	\$476,800
Total	\$1,871,500	\$1,047,700
Importance Code A	\$710,100	
Importance Code B	\$992,000	\$1,047,700
Importance Code C	\$169,300	
Total	\$1,871,500	\$1,047,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$80,500			\$300
Interior Architecture	\$26,600		\$2,200	\$1,700
Electrical	\$19,300	\$1,200	\$1,200	\$1,900
Mechanical	\$45,600	\$1,000	\$1,400	\$1,000
Site Pavements	\$48,100			
Total	\$220,200	\$2,200	\$4,900	\$4,900
Importance Code A	\$81,100			\$300
Importance Code B	\$75,100	\$2,200	\$4,100	\$4,600
Importance Code C	\$63,900		\$800	
Total	\$220,200	\$2,200	\$4,900	\$4,900



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 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$29,200	
	Stucco Cement	90%	Now	\$217,400	2041	**	5	\$42,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : South Facade, North Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Perimeter Walls									
Explanation : Steel Framed Building With Hollow Terra Cotta Block Infill									
	Wood	5%	Now	\$27,700	2041	**	5	\$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Dormers									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Dormers									
Windows									
	Aluminum	8%			2035	\$37,500	5	\$700	
Air Infiltration, Extent : Moderate, Area Affected : 75%									
Location : At Connecting Tunnel									
	Wood	92%	Now	\$363,500	2061	**	5	\$39,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Parapets									
	Copper/Terne	90%			2056	**	5	\$16,100	
	Masonry: Brick	10%	Now	\$5,300	LIFE	**	5	\$400	
Worn/Erode, Extent : Moderate, Area Affected : 30%									
Location : Low Parapet Walls At Connecting Tunnel									

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	82%	Now	\$129,300	2046	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations At Attic Dormers							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%							
	Location : Perimeter Gutters Very Problematic During Storms							
Copper/Terne	5%			2051	* *	10	\$2,700	
Modified Bitumen	8%	Now	\$6,500	2036	\$21,700			
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : Connector Tunnel							
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : Connector Tunnel							
Skylight, Metal/Glass	5%			2046	* *	10	\$3,600	
Soffits								
Copper/Terne	100%	Now	\$26,400	2056	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : Soffit							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$13,100	
Ceramic Tile	10%			2039	* *	5	\$3,000	
Vinyl Tile	45%	Now	\$423,600	2046	* *	3	\$5,000	
	Adhesion Failure, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Corridors							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Explanation : Flood Damage From Broken Water Pipe							
Wood	20%	Now	\$121,900	2051	* *	5	\$5,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 60%							
	Location : Fourth Floor And Stairs							
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : Fourth Floor And Stairs							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Explanation : Flood Damage From Broken Water Pipe							
Wood	15%			2051	* *	5	\$8,400	
	Other Observation, Extent : N/A, Area Affected : 15%							
	Location : Various Locations Corridor							
	Explanation : Plywood							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 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
Interior									
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$1,500	
	Glass: Single Pane	5%			LIFE	**	5	\$2,300	
	Gypsum Board	15%			LIFE	**	5-10	\$7,700	
	Plaster	67%	Now	\$169,300	LIFE	**	5	\$6,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%									
Location : Fourth Floor And Stairs									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Fourth Floor. Infiltration From Storm Drain Issues									
	Wood	8%			LIFE	**	5	\$19,400	
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$4,200	2041	**	5	\$2,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	85%	Now	\$264,200	LIFE	**	5	\$15,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Infiltration From Storm Drain Issues									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Explanation : Flood Damage From Broken Water Pipe									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2046	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parking Area									
Explanation : Installed Above Retaining Wall									
Retaining Walls									
	Cast in Place Concrete	100%			2056	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$36,600	2041	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parking/Driveway									
	Asphalt	100%	Now	\$11,500	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Parking Area									
Potholes, Extent : Moderate, Area Affected : 2%									
Location : Parking Area									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 4 - STAFF HOUSE
Asset # : 978

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$17,200	5	\$100	
				Enclosure Corroded, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Explanation : 600 Ampere Main Service Switch					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$111,400	5	\$600	
	Raceway								
	Conduit	100%			2036	\$47,100	1		
	Panelboards								
	Molded Case Bkrs	100%			2035	\$45,600	5	\$600	
	Wiring								
	Thermoplastic	100%			2036	\$66,600	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Explanation : Water Main Grounded					
Lighting									
	Interior Lighting								
	Fluorescent	20%			2031	\$69,300	10	\$3,700	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Hallways And Offices					
	Fluorescent	70%			2031	\$242,400	10	\$12,800	
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	5%			2031	\$17,300	10	\$900	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
				Location : 1st Floor					
	LED	5%			2044	**			
	Egress Lighting								
	Emergency, Battery	50%			2041	**	10	\$2,400	
	Exit, Battery	50%			2041	**	10	\$700	
	Exterior Lighting								
	HID	15%			2031	\$17,300	10		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : On Perimeter					
				Explanation : Operated Via Photocell					
	LED	5%			2044	**			
	No Component	80%							
Alarm									

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2031

\$63,900

1-3

\$13,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations Only*

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2036

\$3,200

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building 15**Explanation : From New Power Plant*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2032

\$13,700

5

\$1,200

Distribution

Steam Piping/Pump

100%

2-4

\$182,300

2066

* *

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Various Locations**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Steam Piping Is Beyond Useful Life Cycle Limit*

Terminal Devices

Convactor/Radiator

100%

2-4

\$18,600

2034

\$186,100

1

\$5,800

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit***Air Conditioning**

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Window/Wall Unit

40%

0-2

\$3,500

2031

\$34,500

1

*Not in Service, Extent : Moderate, Area Affected : 50%**Location : Various Locations. 50 Percent Of The Units Are Not Working*

No Component

60%

Plumbing

H/C Water Piping

Galvanized Steel

100%

2-4

\$14,500

2034

\$290,600

1

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Various Locations**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : The Domestic Hot And Cold Water Distribution Piping Are Beyond Their Useful Life Cycle Limit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Sanitary Piping Is Beyond Useful Life Cycle Limit							
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$8,000	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Storm Piping Is Beyond Useful Life Cycle Limit							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.							
		Explanation : Copper Leaders And Gutters							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$10,000	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture	\$1,600			
Electrical				
Total	\$1,600			
Importance Code A				
Importance Code B	\$1,600			
Total	\$1,600			



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 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
Exterior									
Roof									
	Metal, Corrugated	100%			2049	* *	1		
Soffits									
	Exposed Struc: Steel	100%			LIFE	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underside Of Canopy Roof							
		Explanation : None							
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	* *	5	\$3,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2046	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Perimeter Fence							
Free Standing Walls									
	Metal Panel	100%			2056	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Structural Columns							
		Explanation : Structural Steel Columns							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2049	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2046	* *	3		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Two 1,200 Amperes, 13.8 Kilovolts							
Transformers									
	Liquid Filled	100%			2041	* *	3		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : No Available Nameplate Rating Capacity							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2046	* *	3		
Feeders									
	Not Accessible	100%							
Raceway									
	Not Accessible	100%							

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2044	* *	5		
	Wiring								
	Thermoplastic	100%			2046	* *	1		
Lighting									
	Exterior Lighting								
	Fluorescent	25%			2031	\$600	10		
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Under The Shed							
	No Component	75%							

*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 : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.260 / 64 **Yr Built/Renovated** : 1973 / 2012
Area Sq Ft : 7,573 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Nov-2024 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$68,700	\$117,900
Mechanical		\$197,100
Total	\$68,700	\$315,000
Importance Code A	\$68,700	\$117,900
Importance Code B		\$197,100
Total	\$68,700	\$315,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$70,600		\$2,300	
Interior Architecture	\$92,700		\$900	\$300
Electrical	\$1,700	\$300	\$400	\$300
Mechanical	\$3,700	\$1,200	\$1,700	\$1,200
Site Pavements	\$3,600			
Total	\$172,300	\$1,500	\$5,200	\$1,700
Importance Code A	\$70,600		\$2,300	
Importance Code B	\$62,500	\$1,500	\$2,900	\$1,700
Importance Code C	\$39,100			
Total	\$172,300	\$1,500	\$5,200	\$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
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	75%			LIFE	* *	5	\$25,300	
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Various Locations							
	Metal Panel	10%			2056	* *	5-10	\$11,600	
	Window Wall	15%	Now	\$1,800	2056	* *	5	\$4,800	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Greenhouse							
Windows									
	Aluminum	30%			2052	* *	5	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Stained Glass							
	Aluminum	70%			2044	* *	5	\$4,600	
Roof									
	Clay Tile	40%	Now	\$68,700	2046	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Chapel							
		Worn/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Copper/Terne	5%			2064	* *	10	\$3,000	
	Modified Bitumen	40%			2036	\$117,900	10	\$9,400	
		Alligatoring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Sloped Glazing	15%			LIFE	* *	5	\$94,400	
Soffits									
	Stucco Cement	100%	0-2	\$8,000	2041	* *	5	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Roof Overhang							
Interior									
	Floors								
	Cast in Place Concrete	10%	Now	\$22,000	LIFE	* *	5	\$2,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Connecting Corridor To Colony							
	Ceramic Tile	5%			2045	* *	5	\$600	
	Panel/Paver: Cer/Brk	25%	0-2	\$15,400	2044	* *	5	\$3,200	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Greenhouse							
	Vinyl Tile	60%			2041	* *	3	\$2,600	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

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

Interior**Interior Walls**

Folding Partition	10%			2052	**	5	\$2,200	
Masonry: Brick	90%	Now	\$34,400	LIFE	**			

*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Catholic Altar Stain Glass***Ceilings**

AcousTileSusp.Lay-In	20%			2041	**	5	\$2,500	
Exposed Struc: Wood	60%	Now	\$11,800	LIFE	**			

*Broken/Missing Elements, Extent : Moderate, Area Affected : 2%**Location : Middle Chapel Ceiling Adjacent To Exterior Wall**Water Penetration, Extent : Moderate, Area Affected : 2%**Location : Various Locations In Chapels*

Gypsum Board	5%			LIFE	**	5-10	\$2,200	
Plaster	15%	Now	\$6,600	LIFE	**	5	\$1,200	

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Connector Corridor**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Connecting Corridor To Colony***Site Pavements****On-Site Walkways**

Cast in Place Concrete	95%	Now	\$3,400	2049	**			

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Greenhouse Ramps*

Panel/Paver: Cer/Brk	5%			2052	**	5	\$300	

Parking/Driveway

Asphalt	100%			2045	**			

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

Under 600 Volts**Raceway**

Conduit	100%			2046	**	1		

Panelboards

Molded Case Bkrs	100%			2044	**	5	\$200	

Wiring

Thermoplastic	100%			2046	**	1		

Motor Controllers

Locally Mounted	100%			2041	**	5	\$100	

Lighting

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
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
Lighting								
Interior Lighting								
Fluorescent	10%			2031	\$6,100	10	\$700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Greenhouse</i>								
Fluorescent	10%			2031	\$6,100	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	80%			2031	\$44,200	2	\$100	
Egress Lighting								
Exit/Emergency Light Combo	50%			2036	\$3,600			
Exit, LED	50%			2051	* *	1		
Alarm								
Security System								
Generic	100%			2041	* *	1	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</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
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2046	* *	1		
Terminal Devices								
Air Handler	85%			2036	\$138,400	1	\$4,000	
Convactor/Radiator	10%			2041	* *	1	\$200	
Unit Heater - Hot Water	5%	0-2	\$100	2036	\$2,600			
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Area Connecting The Chapel</i>								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Robitzek Building</i>								
<i>Explanation : Chilled Water From Main Chillers</i>								
Conversion Equipment								
Split Unit	35%			2041	* *			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : 6 Units. The Heat Pumps Serve The Green House Portion Of The Building</i>								
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	\$58,700	1	\$4,700	

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. CHAPEL AND GREENHOUSE
Asset # : 64

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Exhaust Fans								
	Interior	100%			2041	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2049	* *	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$27,000	4		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Mechanical Room					
				Explanation : 1 Unit, 50 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$2,100	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : VANDERBILT MEDICAL CENTER
Address : 165 VANDERBILT AVE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0022.000 / 15088 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 18,468 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Dec-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 534 **Lot** : 61 **BIN** : 5013954

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$76,500
Mechanical		\$107,500
Total		\$184,000
Importance Code B		\$184,000
Total		\$184,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$39,000		\$2,300	
Interior Architecture	\$24,500		\$14,000	\$1,100
Electrical	\$2,000	\$1,700	\$2,100	\$1,700
Mechanical	\$6,900	\$900	\$2,300	\$900
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$86,700	\$17,000	\$35,100	\$18,100
Importance Code A	\$39,000		\$2,300	
Importance Code B	\$29,700	\$17,000	\$32,800	\$17,600
Importance Code C	\$18,000			\$400
Total	\$86,700	\$17,000	\$35,100	\$18,100



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
VANDERBILT MEDICAL CENTER
Asset # : 15088

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%			LIFE	**	5	\$30,900	
		Repairs in Progress, Extent : N/A, Area Affected : 5%							
		Location : Northeast Facade							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually A Thin Brick On Metal Stud Wall Assembly. This Is A Modular Building.							
	Metal Panel	5%			2056	**	5-10	\$6,600	
	Metal Coiling Doors	5%	Now	\$10,800	2049	**	5	\$1,500	
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Front Entry							
	Window Wall	10%	Now	\$1,200	2056	**	5	\$3,600	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : First Floor Lobby							
Windows									
	Aluminum	100%			2052	**	5	\$1,900	
Parapets									
	Masonry: Brick	85%			LIFE	**	5-10	\$12,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Parapet							
		Explanation : Waterproofing Membrane Installed On Interior Parapet							
	Metal Panel	5%			2056	**	5	\$400	
	Metal Rail	10%			2049	**	5-10	\$3,900	
Roof									
	Modified Bitumen	100%			2041	**	10	\$27,000	
Soffits									
	Metal Panel	100%			2056	**	5-10		
Interior									
	Floors								
	Ceramic Tile	5%			2045	**	5	\$1,300	
	Poured Epoxy/Resin	5%			2034	\$76,500			
	Vinyl Tile	90%			2041	**	3	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually A Luxury Vinyl Tile Product.							
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$900	
	Gypsum Board	95%			LIFE	**	5-10	\$27,800	
Ceilings									
	AcousTileSusp.Lay-In	88%			2049	**	5	\$22,100	
	Exposed Struc: Steel	2%			LIFE	**	10	\$1,000	
	Gypsum Board	10%			LIFE	**	5-10	\$8,600	
Site Enclosure									
	Fence/Gates								
	Metal: Cage/Fence	100%			LIFE	**	10		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
VANDERBILT MEDICAL CENTER
Asset # : 15088

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2049 * *

On-Site Walkways

Cast in Place Concrete 100% 2049 * *

Parking/Driveway

Asphalt 100% 2045 * *

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)		

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2056 * * 5 \$500

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

Location : Electrical Room 1st Floor

Explanation : 2,000 Ampere Main Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2056 * * 5 \$500

Raceway

Conduit 100% 2056 * * 1

Panelboards

Molded Case Bkrs 100% 2052 * * 5 \$500

Wiring

Thermoplastic 100% 2056 * * 1

Motor Controllers

Locally Mounted 100% 2049 * * 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Other Observation, Extent : N/A, Area Affected : 0%

Location : In Crawl Space

Explanation : Inaccessible

Lighting

Interior Lighting

LED 100% 2041 * *

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

Location : Throughout

Explanation : Occupancy Sensors Observed

Egress Lighting

Emergency, Battery 50% 2041 * * 10 \$2,200

Exit, LED 50% 2064 * * 1

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

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HEALTH AND HOSPITALS CORP. - 819
VANDERBILT MEDICAL CENTER
Asset # : 15088

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

Lighting

Exterior Lighting

LED

20%

2041

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : Controlled Via Timer Only*

No Component

80%

Alarm

Security System

Generic

50%

2041

* *

1

\$3,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Interior And Exterior**Explanation : CCTV System*

Generic

50%

2041

* *

1

\$3,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2041

* *

1-3

\$11,400

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

Heating

Energy Source

Electricity

10%

2056

* *

1

Natural Gas

90%

2056

* *

1

Terminal Devices

Fan Coil Unit/Heat

10%

2041

* *

1

\$600

No Component

90%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Roof**Explanation : See Air Conditioning Section For External Packaged Units. Units Utilize Gasoline For Heating.*

Controls

Electrical

100%

2034

\$107,500

Air Conditioning

Energy Source

Electricity

100%

2052

* *

1

*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
VANDERBILT MEDICAL CENTER
Asset # : 15088

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	95%			2041	**	2	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 6 Units. R410a							
	Split Unit	5%			2041	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Distribution Frame Room							
		Explanation : 5 Units.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,300	
	Exhaust Fans								
	Interior	20%			2041	**	2	\$100	
	Roof	80%			2041	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$35,800	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1 Unit 150 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Elevator Pit							
		Explanation : 2 Units.							
	Backflow Preventer								
	Generic	100%			2041	**	1	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Plumbing Room 117							
		Explanation : 2 Water Mains.							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 2 Units.							

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HEALTH AND HOSPITALS CORP. - 819
VANDERBILT MEDICAL CENTER
Asset # : 15088

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2056	* *	1-2	\$5,200	

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

Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 24,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$847,400	
Interior Architecture		\$402,300
Electrical	\$142,800	\$66,400
Mechanical	\$739,800	\$1,085,400
Total	\$1,730,000	\$1,554,000
Importance Code A	\$847,400	
Importance Code B	\$882,500	\$1,151,800
Importance Code C		\$402,300
Total	\$1,730,000	\$1,554,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$25,400			
Interior Architecture	\$22,100			\$8,000
Electrical	\$2,600	\$2,800	\$90,600	\$2,300
Mechanical	\$41,600	\$5,300	\$6,200	\$4,700
Site Enclosure	\$18,300			
Site Pavements	\$20,700			
Total	\$130,700	\$8,100	\$96,800	\$15,000
Importance Code A	\$25,400			
Importance Code B	\$93,800	\$8,100	\$96,800	\$14,100
Importance Code C	\$11,500			\$1,000
Total	\$130,700	\$8,100	\$96,800	\$15,000



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
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	
Exterior										
Exterior Walls	Masonry: Brick	20%			LIFE	**	5	\$7,800		
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : North, West, East Side Of Property								
		Explanation : Sidewalk Sheds And Scaffoldings All Around.								
	Weathering Steel	80%	Now	\$576,900	LIFE	**	1			
		Other Observation, Extent : Moderate, Area Affected : 25%								
		Location : All Facades								
		Explanation : Resealing Under Construction								
		Windows								
		Aluminum	100%	Now	\$197,200	2056	**	5	\$3,300	
Unit Inoperable, Extent : Moderate, Area Affected : 60%										
Location : All Facades										
Other Observation, Extent : Severe, Area Affected : 30%										
Location : Throughout All Facades										
Parapets										
Masonry: Brick	10%			LIFE	**	5	\$100			
	Weathering Steel	90%	Now	\$5,200	LIFE	**	1			
		Other Observation, Extent : Moderate, Area Affected : 25%								
		Location : East Side								
		Explanation : Sealant Joints Are Deteriorated								
Roof										
Metal Panel	35%	0-2	\$73,300	2047	**					
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
	Location : At Canted Returns, Lower Roof									
	Skylight, Metal/Glass	5%	Now	\$20,200	2054	**				
		Water Penetration, Extent : Moderate, Area Affected : 10%								
Under Construction										
Under Construction	60%									
	Other Observation, Extent : N/A, Area Affected : 0%									
	Location : Higher Roof									
	Explanation : Under Construction									
	Soffits									
Weathering Steel	100%			LIFE	**	1				
Interior										
Floors										
Carpet	35%			2033	\$197,500	3	\$21,300			
	Terrazzo	20%		LIFE	**	5	\$4,800			
	Vinyl Tile	45%		2039	**	3	\$6,900			

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
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
Interior									
Interior Walls									
	Cast in Place Concrete	2%			LIFE	* *			
	Fabric on Framing	10%			2035	\$402,300	5	\$1,900	
	Gypsum Board	60%	Now	\$6,700	LIFE	* *	5	\$13,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Auditorium, Second Floor Hallway									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Auditorium, Second Floor Hallway									
	Plaster	28%			LIFE	* *	5	\$3,200	
Ceilings									
	Gypsum Board	75%	Now	\$8,400	LIFE	* *	5	\$28,600	
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Auditorium, Second Floor Hallway									
	Plaster	25%			LIFE	* *	5	\$4,800	
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2054	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : North And East Side Of Property									
Explanation : Under Construction									
	Iron Picket	60%			2069	* *			
Retaining Walls									
	Concrete Masonry Unit	100%	0-2	\$18,300	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : East Sidewalk									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	80%			2047	* *			
	Cast in Place Concrete	20%	Now	\$15,800	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : East Side									
Tripping Hazard, Extent : Severe, Area Affected : 60%									
Location : Near Front Gate									
On-Site Walkways									
	Pavers/Stone	100%	Now	\$4,800	2043	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : West Area									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : West Area									

Electrical		Current Repair			Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts										
Raceway										
	Conduit	100%			2044	* *	1			

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2042	* *	5	\$600	
Wiring									
	Thermoplastic	100%			2044	* *	1		
Lighting									
Interior Lighting									
	Fluorescent	60%			2029	\$142,800	10	\$11,200	
	HID	20%			2029	\$42,700	10	\$100	
	LED	20%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2029	\$6,600	1		
	Exit, Service	50%			2029	\$3,600	1		
Exterior Lighting									
	HID	20%			2029	\$24,000	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Perimeter									
Explanation : Operated Via Timer									
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2034	\$48,400	1	\$9,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Exterior And Interior									
Explanation : Cameras Security System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$66,400	1-3	\$15,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Served By System In Main Building									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	40%			2042	* *	4	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Building									
	Central Plant Steam Piping/Pmp	60%			2044	* *	4	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent To Auditorium									
Explanation : From Main Building									

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2034	\$240,700	1	\$7,600	
	Fan Coil Unit/Heat	40%			2034	\$211,400	1	\$2,600	
	Controls								
	Digital	100%	Now	\$37,000	2029	\$739,800			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Whole Building								
	Explanation : Building Management System								
Air Conditioning									
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$1,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Adjacent To Auditorium								
	Explanation : From Main Building								
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2034	\$248,100	1	\$7,600	
	Fan Coil - 4 Pipe	40%			2034	\$324,300	1	\$2,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,400	
	Exhaust Fans								
	Interior	100%			2039	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2047	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	Generic	100%			2032	\$60,900	1-10	\$29,000	
	Other Observation, Extent : Moderate, Area Affected : 0%								
	Location : Kitchen								
	Explanation : No Kitchen Hood, No Ansel System								

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Print Date : 13-Aug-2025

HEALTH AND HOSPITALS CORP. - FY 2026

Asset Name : WOODHULL MEDICAL CENTER MAIN BLDG.
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,10,Ph
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$58,078,400	\$891,000
Interior Architecture	\$35,858,500	\$2,473,800
Electrical	\$3,607,000	\$16,033,400
Mechanical	\$56,103,900	\$47,460,400
Site Pavements	\$1,402,900	
Total	\$155,050,700	\$66,858,500
Importance Code A	\$58,078,400	\$891,000
Importance Code B	\$94,682,100	\$65,254,800
Importance Code C	\$2,290,200	\$712,800
Total	\$155,050,700	\$66,858,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$81,500		\$76,100	
Interior Architecture				\$145,100
Electrical	\$127,800	\$172,300	\$179,800	\$194,500
Mechanical	\$622,700	\$458,300	\$655,900	\$433,800
Site Pavements	\$9,200			
Elevators/Escalators	\$121,000	\$121,000	\$121,000	\$121,000
Total	\$962,100	\$751,600	\$1,032,700	\$894,400
Importance Code A	\$175,800	\$94,300	\$172,900	\$94,300
Importance Code B	\$777,100	\$657,300	\$859,900	\$800,100
Importance Code C	\$9,200			
Total	\$962,100	\$751,600	\$1,032,700	\$894,400



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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.
Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	2%			2039	**	10	\$38,700	
	Masonry: Brick	20%			LIFE	**	5	\$165,200	
Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%									
Location : South And North Entrance									
	Pre-Cast Concrete	5%			LIFE	**	5	\$134,300	
	Weathering Steel	45%	Now	\$20,663,300	LIFE	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Lower Portion Of Exterior Walls									
Other Observation, Extent : Severe, Area Affected : 75%									
Location : All Of Facades And Courtyard Elevations									
Explanation : Gasketed Joints Eroding, Panels Corroding. Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking									
	Window Wall	28%	Now	\$4,412,600	2054	**	5	\$433,800	
Glazing Clouded, Extent : Severe, Area Affected : 70%									
Location : All Of Facades And Courtyard Elevations									
Caulking Deteriorated, Extent : Severe, Area Affected : 50%									
Location : All Of Facades And Courtyard Elevations									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : East Stair Near Entrance									
Windows									
	Aluminum	90%	Now	\$6,942,700	2059	**	5	\$69,600	
Caulking Deteriorated, Extent : Severe, Area Affected : 25%									
Location : All Of Facades And Courtyard Elevations									
Unit Inoperable, Extent : Light, Area Affected : 100%									
Location : Various Locations Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Explanation : All Skylights Have Water Leaks.									
	Metal Louvers	10%	0-2	\$179,500	2043	**			
Corrosion/Rusting, Extent : Severe, Area Affected : 70%									
Location : Various Locations 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
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
	Masonry: Brick	20%			LIFE	**	5	\$12,400	
	Metal Panel	15%	0-2	\$79,500	2044	**	5	\$18,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Rail	20%	Now	\$43,700	2039	**	5	\$88,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : At Pitch Pockets And Bottom Rail									
	Metal: Cage/Fence	10%	Now	\$31,100	2039	**	5	\$20,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Interior Courtyards									
	Weathering Steel	30%	Now	\$101,400	LIFE	**	1		
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Lower Wing At West Side									
Explanation : Joints Are Deteriorated									

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

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

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.
Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Cast in Place Concrete	25%	Now	\$386,600	LIFE	* *			
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Exterior Parking Area								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Expansion Joint At Entrance To Garage Platform								
	Other Observation, Extent : Severe, Area Affected : 70%								
	Location : Parking Garage Area								
	Explanation : Building Seismic Joints Leaks								
	IRMA/Protected Membrane	35%	Now	\$3,821,000	2044	* *			
	Broken Paver Blocks, Extent : Moderate, Area Affected : 15%								
	Location : Perimeter Blocks								
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : 10th Floor Roof								
	Explanation : Roof Drains And Various Locations Leaking								
	Metal Panel	5%	4+	\$6,700	2039	* *			
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Explanation : Staining								
	Modified Bitumen	5%			2039	* *	10	\$22,000	
	Single Ply Membrane	15%	Now	\$1,418,100	2044	* *			
	Adhesion Failure, Extent : Severe, Area Affected : 30%								
	Location : Mechanical Penthouse Towers								
	Ponding, Extent : Severe, Area Affected : 5%								
	Location : Mechanical Penthouse Towers								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical Penthouse Towers								
	Skylight, Metal/Glass	15%	Now	\$19,447,500	2064	* *			1
	Glazing Clouded, Extent : Severe, Area Affected : 40%								
	Location : All Skylights								
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : All Skylights								
Soffits									
	Metal Panel	25%			2044	* *	5-10	\$56,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations Throughout								
	Weathering Steel	75%	Now	\$626,300	LIFE	* *	1		
	Other Observation, Extent : Severe, Area Affected : 30%								
	Location : Various Locations Throughout								
	Explanation : Corrosion, Rusting								

Interior

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HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Asphalt Poured	15%	Now	\$5,400,700	2051	* *	5	\$58,100		
Broken/Missing Elements, Extent : Severe, Area Affected : 60%									
Location : Emergency Area, Driveway Area									
Cracking/Crumbling, Extent : Severe, Area Affected : 60%									
Location : Emergency Area, Driveway Area									
Water Penetration, Extent : Severe, Area Affected : 60%									
Location : Emergency Area, Driveway Area, Mechanical Area									
Cast in Place Concrete	15%			LIFE	* *	5	\$508,000		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Parking Garage Area									
Drains Clogged, Extent : Severe, Area Affected : 30%									
Location : Parking Garage Area									
Other Observation, Extent : N/A, Area Affected : 40%									
Location : Parking Garage Area									
Explanation : Building Seismic Joint Leaking									
Ceramic Tile	5%			2030	\$4,569,800	5	\$77,400		
Terrazzo	10%	0-2	\$303,100	LIFE	* *	5	\$120,900		
Horizontal Cracks, Extent : Light, Area Affected : 2%									
Location : Hallways Typical									
Vinyl Tile	55%	2-4	\$14,777,700	2042	* *	3	\$319,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Hallways									
Water Penetration, Extent : Severe, Area Affected : 40%									
Location : Basement, First Floor, 10th Floor And Penthouse									

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2037	**	5	\$101,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$81,500	
	Fiberglass Panel	20%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : This Is For Hard Plastic Partition Panelings									
	Gypsum Board	35%			LIFE	**	5	\$427,700	
	Gypsum Board	5%	Now	\$895,200	LIFE	**	5	\$61,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Room 2i									
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Room 2i									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 1i To 5i Air Plenum									
Explanation : Deteriorated Condition, Dust All Over									
	Masonry: Brick	5%	Now	\$406,100	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : East Stair Near Main Entrance									
	Plaster	15%	Now	\$155,700	LIFE	**	5	\$91,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Various Locations Throughout									
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : A Corridor Block 1 And 3									

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HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	28%	Now	\$291,100	2039	**	5	\$216,000	
	Loose/Delam Surface, Extent : Light, Area Affected : 5%								
	Location : Tenth Floor								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Tenth Floor								
	Exposed Struc: Concrete	5%	Now	\$605,000	LIFE	**	5	\$12,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Basement Below Emergency Room Ramp								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Basement Gasoline, Water, Fire Pump, And Boiler Room Below Emergency Room Ramp								
	Exposed Struc: Steel	10%			LIFE	**			
	Exposed Struc: Steel	3%	Now	\$232,900	LIFE	**			
	Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
	Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.								
	Exposed Struc: Steel	2%	Now	\$7,763,400	LIFE	**			
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
	Location : 2nd Floor Garage								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : 2nd Floor Garage Parking Area								
	Explanation : Structural Beam Rusting Due To Water Penetration								
	Gypsum Board	27%	Now	\$152,500	LIFE	**	5	\$520,600	
	Cracking/Crumbling, Extent : Severe, Area Affected : 3%								
	Location : Third Floor Under Ramp								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Third Floor Under Ramp, Various Locations Throughout								
	Metal Panel	10%	Now	\$107,000	LIFE	**	5	\$192,800	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : 4th Floor Parking Garage								
	Plaster	15%	Now	\$147,400	LIFE	**	5	\$144,600	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : A Corridor Block 1 And 3								
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	**			
	Retaining Walls								
	Masonry: Brick	100%			2054	**			
Site Pavements									

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HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	70%			2039	**			
Cast in Place Concrete	30%	Now	\$620,600	2054	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Side And Staff Parking Side</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Entry Area</i>								

On-Site Walkways

Cast in Place Concrete	70%	2-4	\$9,200	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Pavers/Stone	30%			2043	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Entry Area</i>								
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Emergency Ramp Area</i>								
<i>Explanation : Construction Activities On Going</i>								

Parking/Driveway

Asphalt	85%	2-4	\$79,600	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Parking Area</i>								
Asphalt	15%	Now	\$702,700	2049	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Side Parking Area</i>								
<i>Explanation : Soil Contamination From An Old Oil Spill.</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

Under 600 Volts

Service Equipment

Air Circuit Breaker	50%			2054	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Four 4,000 Ampere Feeds Bus Ducts</i>								
Fused Disc Sw	50%			2054	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 5,000 Ampere Feeds Normal Side Of Emergency Power System Via Manual Transfer Switches</i>								

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.

Asset # : 2726

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2039	* *	5	\$3,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Every Other Floor, Basement And 1st Floor									
Explanation : Step Down Transformers Different Rating									
Switchgear / Switchboard									
	Air Circuit Breaker	20%			2054	* *	5	\$1,100	
	Fused Disc Sw	80%			2044	* *	5	\$3,600	
Raceway									
	Busway	50%			2039	* *	1		
	Conduit	50%			2044	* *	1		
Panelboards									
	Fused Disc Sw	20%			2050	* *	5	\$4,900	
	Molded Case Bkrs	80%	Now	\$24,400	2033	\$1,220,400	5	\$11,100	
Mech. Misoperation, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Suspect Water Damage, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Wiring									
	Thermoplastic	100%			2044	* *	1		
Motor Controllers									
	Locally Mounted	70%			2032		5	\$5,000	
	Motor Control Center	20%			2032	\$548,600	5	\$5,800	
	Variable Frequency Drive	10%			2047	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$15,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Flushing Avenue Water Main									
Explanation : Main Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	40%			2032	\$131,900	1	\$130,200	
	Automatic	60%			2047	* *	1	\$195,300	

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**HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.**

Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	40%			2030		1	\$163,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room In Basement							
		Explanation : Two 1,500 Kilowatt							
	Diesel	20%			2037	* *	1	\$81,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Side Yard							
		Explanation : One 1,000 Kilowatt							
	Gasoline	40%			2037	* *	1	\$163,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Side Yard							
		Explanation : Two 1,850 Kilowatt							
Batteries									
	Lead/Acid	40%			2027	\$1,000	5	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Indoor Generators							
	Lead/Acid	60%			2027	\$1,500	5	\$23,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Side Yard							
		Explanation : Serves Outdoor Generators							
Fuel Storage									
	Day Tank	20%			2042	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 275 Gallon							
	Day Tank	30%			2042	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Side Yard							
		Explanation : Three 1,000 Gallon							
	Main Tank	20%			2049	* *	5		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Underground							
		Explanation : 15,000 Gallon Unit Serves Indoor Generators							
	Main Tank	30%			2049	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 4,000 Gallon Units Serve Outdoor Generators							

Lighting

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.
Asset # : 2726

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2034	\$10,112,800	10	\$582,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 3%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 97%							
		Location : Throughout							
	LED	40%			2042	* *			
Egress Lighting									
	Emergency, Service	50%			2034	\$341,200	1		
	Exit, Service	50%			2034	\$238,800	1		
Exterior Lighting									
	HID	20%			2029	\$1,033,800	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior Perimeter							
		Explanation : Operated By Timer And Photocell							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037	* *	5	\$4,600	
Alarm									
	Security System								
	Generic	100%	4+	\$208,000	2029	\$2,079,500	1	\$355,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Existing Cameras Obsolete And Not Compatible With New System							
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$285,700	2034	\$2,857,400	1-3	\$592,700	
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Throughout The Building							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 150,000 Gallon Capacity Of No. 2 In Underground Tanks							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	20%			2043	* *	1	\$104,600	
	Steam Boiler	80%			2039	* *	1	\$838,200	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.

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
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	2-4	\$24,200	2042	* *	4	\$26,100	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Central Plant Steam Piping/Pmp	50%			2044	* *	4	\$39,100	
Terminal Devices									
	Air Handler	50%			2029	\$10,423,300	1	\$327,100	
	Convactor/Radiator	20%			2039	* *	1	\$68,300	
	Fan Coil Unit/Heat	30%			2034	\$8,239,700	1	\$102,500	
Controls									
	Digital	100%			2029	\$31,815,700			
Air Conditioning									
Energy Source									
	Electricity	80%			2050	* *	1		
	Steam/HW System	20%			2044	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	20%			2030	\$7,188,800	1	\$229,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Units On Extended Life							
	Centrifugal, Elec Chiller	75%			2043	* *	1	\$858,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chiller Plant 4 Units							
	Exterior Pkg Unit - Cooling	5%			2034	\$607,300	2	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various							
		Explanation : Split Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	2-4	\$179,100	2044	* *	4	\$52,100	
		Corroded, Extent : Light, Area Affected : 10%							
		Location : Various							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2034	\$10,747,400	1	\$327,100	
	Fan Coil - 4 Pipe	50%			2034	\$21,068,300	1	\$170,900	
Heat Rejection									
	Dry Cooler	5%			2034	\$254,200	2	\$36,800	
	Water Cooling Tower	95%			2035	\$5,315,700	2	\$1,011,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$590,000	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.

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
Ventilation									
	Exhaust Fans								
	Interior	100%	2-4	\$491,300	2029	\$4,913,100	2	\$25,900	
		Obsolete Equipment, Extent : Severe, Area Affected : 20%							
		Location : Vibration Eliminators							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$284,600	2044	* *	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Various							
	Water Heater With Tanks								
	Electric	1%			2032	\$700	4		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Mechanical Room							
		Explanation : One 85 Gallon And One 50 Gallon							
	No Component	99%							
	HW Heat Exchanger								
	High Temp	100%			2044	* *	4	\$156,900	
	Sanitary Piping								
	Cast Iron	100%	2-4	\$279,100	LIFE	* *	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Various							
	Storm Drain Piping								
	Cast Iron	100%	2-4	\$390,700	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Parking Garage And Basement							
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$33,500	
	Sewage Ejector(s)								
	Electric	100%			2034	\$580,000	4	\$42,100	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2034	\$247,400	1	\$32,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : Sprinkler							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ten Units From 1st To 8th Floor, Four Units From 1st To 10th Floor							
		Explanation : 14 Units In Which 4 Units Serve Auditorium							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st To 3rd Floor							
		Explanation : One Unit							

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN BLDG.

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
Fire Suppression									
Standpipe									
	Generic	100%			2054	* *	1-5	\$553,200	
Sprinkler									
	Generic	100%			2054	* *	1-2	\$296,400	
Fire Pump									
	Generic	100%			2037	* *	1	\$197,600	
Chemical System									
	No Component	98%							
	Generic	2%			2032	\$1,200	1-10	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Kitchen									
Explanation : Kitchen Hood Covers 56 Square Feet (14x4). Ansel System.									

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HEALTH AND HOSPITALS CORP. - 819**Project : HEALTH & HOSPITALS CORP.**

CAPITAL		FY 2027 - 2030		FY 2031 - 2036
Miscellaneous Buildings		1,367,800		1,045,400
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Miscellaneous Buildings	29,500	15,000	19,300	12,600

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	898,200	28,400
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	331,600	10,500
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	898,200	28,400
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	142,600	4,500
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	142,600	4,500

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